

## General Summary

### Key Rose Inspections LLC

Office: 281-645-4646

Email: [keyroseinspections@gmail.com](mailto:keyroseinspections@gmail.com)

Webpage: [keyroseinspections.com](http://keyroseinspections.com)

Locations of systems or components at the home are given by the prospective of standing at the street and looking at the home.

The service provided was an sellers consultation which is a general summary of the standard major systems. The consultation reflects only those items that were reasonably observable and active at the time of analysis and is not technically exhaustive and it does not imply that every defect will be discovered or annotated. It is merely a synopsis of whether the major systems are operating as expected or not. A full standard home inspection typically tests more components and a more in depth evaluation of the property, its systems and components and should be considered before moving forward in a transaction. This is for your information.

The seller consultation did not cover optional systems and components to include but not limited to the pool, sprinkler system, stand alone units or generator components.

#### Customer

Michael Barber

#### Address

2005 Doolan Dr  
Conroe TX 77301

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## I. Structural Systems

### A. Foundations

#### Inspected

**Overall Performance:** Based on visual observations, the foundation appears to be performing as intended at the time of inspection. Movement and cracks were observed and expected however generally common but depending on the width, location(s) and size could be a determining factor if the home is experiencing foundation issues. Changes in weather, soil conditions, plumbing issues, trees and other factors are consistently affecting the structure of the home throughout its lifetime. Home inspectors take this and many other factors into account when rendering an opinion as to the performance of the structure. The best way to prevent damage to your home and its foundation is to monitor your home and keeping these factors in mind. Future performance of the foundation and/or structure cannot be predicted or warranted.



Corner cracks common and non threatening

## B. Grading and Drainage

Inspected

**Overall Condition:** The landscape around the dwelling appeared to be properly sloped away from the structure. Please be sure to keep the area maintained for future performance. Poor drainage and/or high soil around the home can contribute trapped water/moisture, deteriorate materials, negatively affect the foundation and create ideal environments for WDI (Wood Destroying Insects). *This is for your information.*

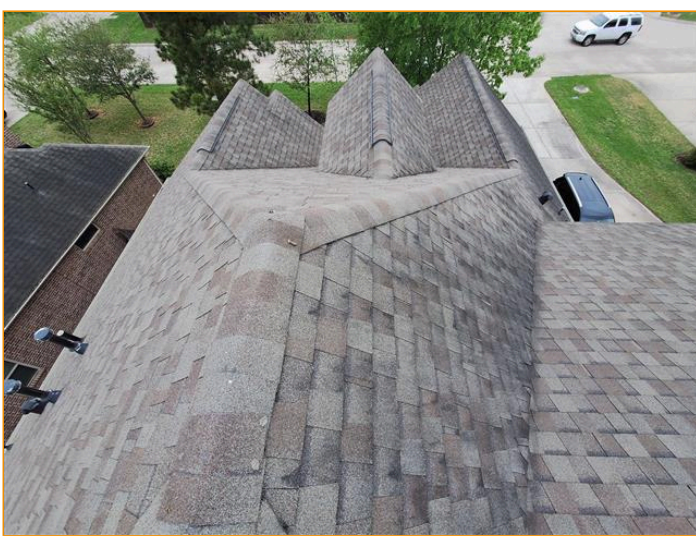


Recommend exposing foundation

## C. Roof Covering Materials

Inspected

**Overall Performance:** Due to safety concerns (steep slopes), the roof covering or some sections of the roof covering could not be properly walked however accessible and visible sections of the roof covering appeared to be performing as intended at the time of inspection but had areas that need improvement. Unless flat, most, if not all roof coverings are designed to be water shedding and not waterproof. Roof penetrations for ventilation piping, skylights, installation of equipment or any other component are a common source of water leaks as it interrupts the continuity of the roof covering but if installed correctly, should not risk its water shedding capabilities. Future performance cannot be predicted and/or guaranteed.



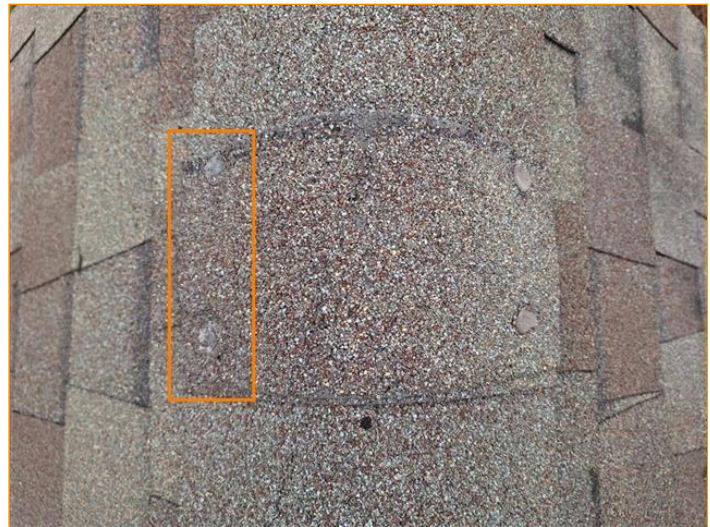
General photo



Recommend cutting back branches



Light damage



Recommend covering all exposed nail heads

**D. Roof Structures and Attics**

**Inspected**

**Overall Synopsis:** The visible attic structure appeared acceptable with improvements recommended in areas. The overall average insulation levels inside the space appeared sufficient for its intended purpose.



General photo



Opening appears to allow debris in



Recommend filling in insulation voids

## E. Fireplaces and Chimneys

### Inspected

The fireplace fired up as expected. Fireplaces/chimneys should be cleaned & inspected by a certified chimney professional yearly for optimal and safe use. Any repairs should be performed according to the manufacturer's specifications if applicable.



The exterior fireplace was not tested.



**F. Barriers/Fence**  
**Inspected**

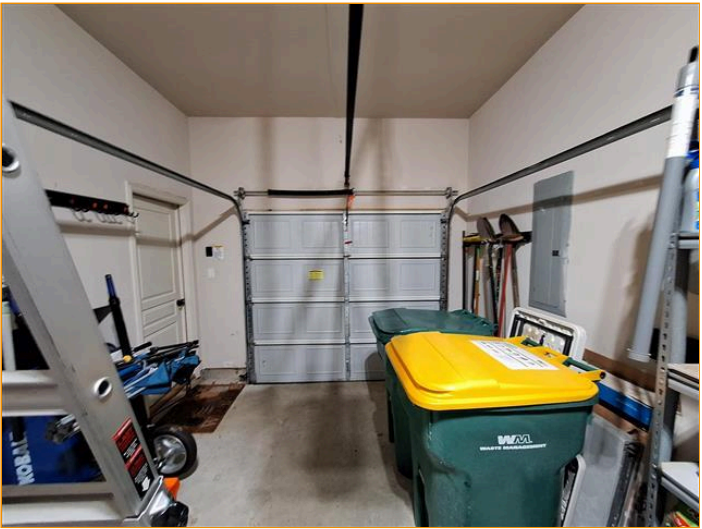
Nothing of significant concern was observed at the fence barrier however some sections appear to be a common or shared element meaning that maintenance, repairs and/or replacement costs are shared amongst neighbors. *This is for your information.*



Normal wear and tear and loose pickets in areas

**G. Garage Space**  
**Inspected**

Due to belongings congesting the garage, some sections and/or components (outlets, walls, floor, fire separation) could not be properly inspected. Keep in mind that this constraint can hide deficiencies that will alter the opinions of the inspector.



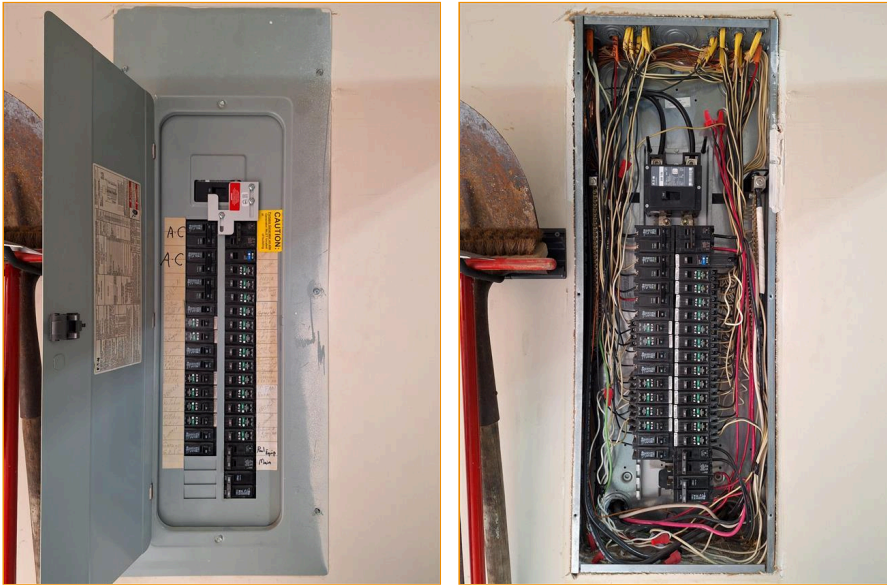
**H. Exterior**  
**Deficient**

## II. Electrical Systems

### A. Service Entrance and Panels

Inspected

**Overall Condition:** The panel appeared to be performing as intended and no significant concerns observed at the time of inspection however the AFCI/GFCI breakers were not tested due the unit being occupied. Testing such units while a home is occupied may increase the risk of damage to components connected to those specific circuits.



### B. Branch Circuits, Connected Devices, and Fixtures

Inspected

**General Condition:** No visible safety violations observed at the accessible branch wire system and its components.

### C. Smoke/CO Detectors

Inspected

It is important to test your alarms regularly, but it is best to test at least monthly. If your alarm has replaceable batteries they should be changed at least every 6 months. *This is for your information.*

## III. Heating, Ventilation and Air Conditioning Systems

### A. Heating Equipment

Inspected

**Overall Performance:** The downstairs heating system worked as intended at the time of inspection however the furnace unit was rusting at the interior and missing a latch component.



Rust area



Output temp

**Overall Performance:** The upstairs heating system worked as intended at the time of inspection. Future performance cannot be guaranteed or warranted.



Output temp

**B. Cooling Equipment**

**Inspected**

**Overall Performance:** The downstairs cooling system worked as intended at the time of inspection however the evaporator unit had organic growth which is typically common given the conditions and environment however can be regularly cleaned and maintained to prevent additional growth and spread.



Evaporator



Output temp

**Overall Performance:** The upstairs cooling system worked as intended at the time of inspection. Future performance cannot be guaranteed or warranted.



Output temp

**C. Duct Systems, Chases, and Vents**

**Inspected**

**Overall Condition:** Accessible and visible sections of the plenum & ductwork appeared to be in acceptable condition and we did not observe any major areas of concern.

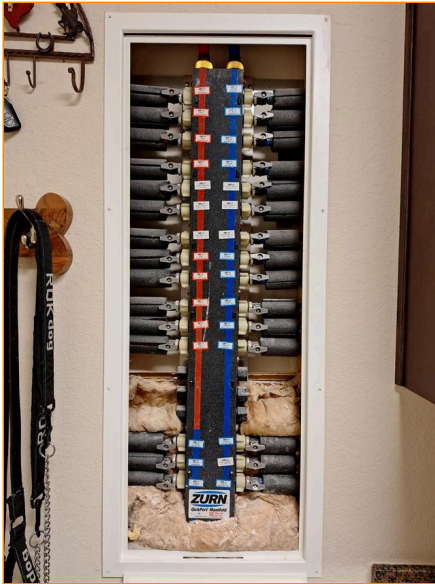


## IV. Plumbing System

### A. Plumbing Supply, Distribution Systems and Fixtures

#### Inspected

**Overall Performance:** The visible plumbing and distribution of water to respective areas inside the home appeared to flow as intended at the time of inspection however recommend sealant rework in areas. A PEX plumbing manifold provides a plumbing hub for modern, residential plumbing systems that distributes water to various zones throughout the home. The PEX manifold serves as a convenient control mechanism for your homes plumbing system.



PEX manifold

### B. Drains, Waste and Vents

#### Inspected

**Overall Performance:** The drainage system appeared to be performing as intended. Future performance cannot be predicted, guaranteed or warranted. The main clean out is a pipe or pipe(s) with a cap that provides access to the main line so that blockages can be removed. This underground lateral line connects your home to the main public sewer system.





Main clean out

### C. Water Heating Equipment

#### Inspected

**Overall Synopsis:** The water heaters produced hot water at the time of inspection.



Water heaters



Output temp

### E. Gas Distribution Systems and Gas Appliances

#### Inspected

**Gas Meter Knowledge:** The natural gas meter outside your home measures the amount of natural gas your home consumes and it's important to know about your gas meter when monitoring your usage. Most natural gas meters are dial meters that have a reading window and typically (varies from jurisdiction), everything from the gas meter back to the street connection (downstream) is managed by the utility company and from the meter penetration to the home (upstream) is the home owners responsibility. The main valve is where the gas can be shut on or off and is important to know in the event of an emergency such as post-natural disaster or gas escaping from pipes. *This is for your information.*

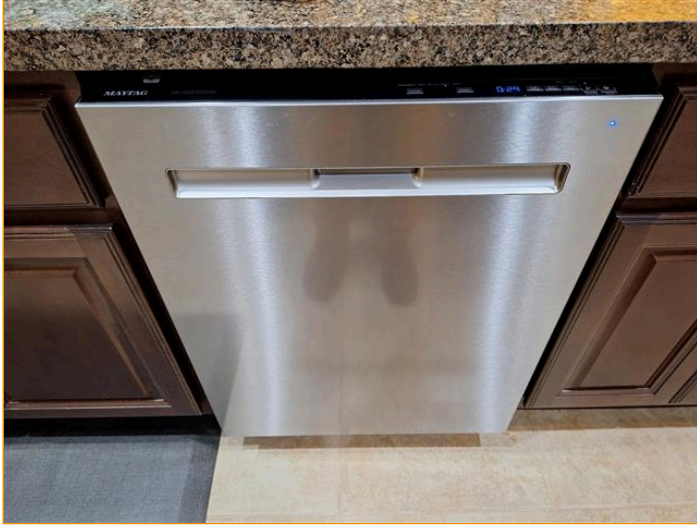


## V. Appliances

### A. Dishwasher

#### Inspected

The appliance unit worked as intended however did not have an observable and air gap (AAV or high loop) however some units have internal air gaps but requires removal of the unit to validate.



### B. Food Waste Disposers

#### Inspected

The appliance unit worked as intended. Future performance cannot be predicted and/or guaranteed.



### C. Range Hood and Exhaust Systems

#### Inspected

The appliance unit worked as intended. Future performance cannot be predicted and/or guaranteed.



**D. Ranges, Cooktops and Ovens**

**Inspected**

The appliance unit worked as intended. Future performance cannot be predicted and/or guaranteed.



**E. Microwave Ovens**

**Inspected**

The appliance unit worked as intended. Future performance cannot be predicted and/or guaranteed.



**F. Mechanical Exhaust Vents and Bathroom Heaters**

**Inspected**

The bathroom exhaust vents operated as expected.



**G. Garage Door Operator(s)**

**Inspected**

The appliance units worked as intended. Future performance cannot be predicted and/or guaranteed.



**H. Dryer Exhaust System**  
**Deficient**

The dryer exhaust system had lint build up that should be cleaned. These systems should be cleaned periodically for optimal and safe use. Congested lint trapped within the pipe, can be a fire hazard if left unchecked. *This is for your information.*



Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.