

4202 Dalmatian Drive Houston, Texas 77045



✉ hello@inspectify.com

Type

Major systems plus

Inspected by

Rio Bravo - Inspectify Pro - Houston

State license

TREC 22388

InterNACHI

17031522

Scheduled


April 26, 2024, 3:30 PM


Completed

April 26, 2024, 6:41 PM














 5 safety

 18 repair

 2 monitor

 16 limitation

System	Subsystem	Issues identified
Home Inspection Details	Home Inspection Details	 <u>Rotted Fascia</u>
		 <u>Damaged Brick Mortar</u>
		 <u>Damaged Garage Door Jamb / Trim</u>
		 <u>Vegetation is Too Close to the Structure</u>
		 <u>Missing Window Screen</u>
		 <u>Inspection is Limited</u>
Roof	Coverings	 <u>Unable to Walk the Roof Surface</u>
	Flashing	 <u>Difficult to See / Inspect All Flashings</u>
Structural	Foundation	 <u>Walls Structural Damage</u>
HVAC	Heating	 <u>Missing Sediment Trap</u>
	Cooling	 <u>Inoperable Cooling System</u>
		 <u>Cooling System Model & Serial: Not Present</u>
Plumbing	Main Water Supply	 <u>Missing Supply Line Insulation</u>
	Drainage	 <u>Missing Cleanout Cap</u>
		 <u>Limited Review due to Construction Techniques</u>
	Water Supply, Distribution Systems, and Fixtures	 <u>Not All Pipes Were Inspected</u>
	Water Heater	 <u>Missing Gas Line Sediment Trap</u>
Electrical	Electrical Panels, Grounding, Main Overcurrent Device	 <u>Water Stained Ceiling</u>
		 <u>Aluminum Branch Circuits</u>
		 <u>Neutral / Ground Shared Bus Bar</u>
		 <u>Missing AFCI Breaker</u>
		 <u>Unable to Confirm Proper Grounding and Bonding</u>
		 <u>Unable to Inspect the Panelboards and Breakers Closely.</u>
Bedrooms	Primary Bedroom	 <u>Aluminum Branch Circuits</u>
		 <u>Unable to Inspect All of the Wiring</u>
		 <u>Unable to Inspect Everything</u>
		 <u>Unable to Inspect All of the Wiring</u>

System	Subsystem	Issues identified
	Bedroom 3	 Missing Light Cover
		 Unable to Inspect All of the Wiring
Bathrooms	Primary Bathroom	 Missing GFCI
		 No Hot Water
	Bathroom 2	 Plumbing
		 Water Stained Ceiling
		 Missing GFCI
		 Missing Light Cover
		 Damaged / Missing Faucet Aerator
Common Rooms	Common Room	 Unable to Inspect All of the Wiring
Kitchen	Dishwasher	 Inoperable Dishwasher
	Refrigerator	 Refrigerator Appliance Tag Photo: Not Present
	Cooktop	 Cooktop Appliance Tag Photo: No Access

Home Inspection Details 7 Issues

Home Inspection Details photos / videos



Cover Photo



Exterior Walkthrough Video



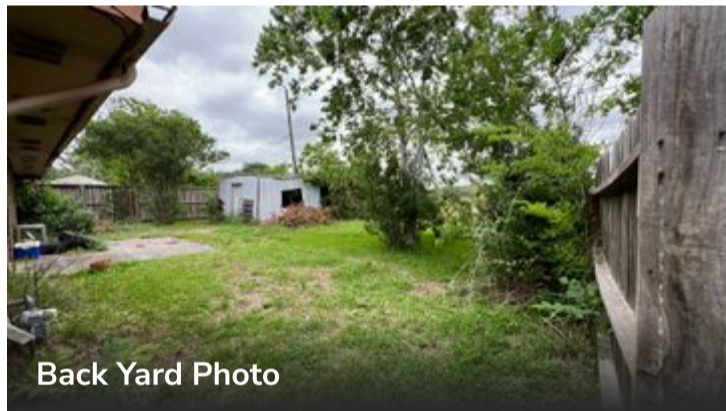
Front of the House Photos



Left Side of the House Photos



Back of the House Photos



Back Yard Photo



Right Side of the House Photos

 **Safety deficiency**

Rotted Fascia

One or more sections of the fascia are rotted. Wood Rot- Fascia/Soffit. Recommend further evaluation by a qualified professional.

Deficiency photos / videos



 **Repair deficiency**

Damaged Brick Mortar

The mortar is cracked / damaged in one or more areas. Recommend repairs or replacing by a qualified professional.

Deficiency photos / videos



 **Repair deficiency**

Damaged Garage Door Jamb / Trim

The jamb / trim surrounding the garage door is damaged / weathered. Recommend repairs or replacing by a qualified professional.

Deficiency photos / videos



 **Repair deficiency**

Vegetation is Too Close to the Structure

There is vegetation too close to the structure. Recommend repairs or replacing by a qualified professional.

Deficiency photos / videos



 Monitor deficiency

Missing Window Screen

One or more windows are missing a screen. Recommend repairs or replacing by a qualified professional.

Deficiency photos / videos



 Limitation

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

Inspection is Limited

I did not inspect all of the eaves, soffit, and fascia. It's impossible to inspect those areas closely during a home inspection. 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 eaves, soffit, and fascia.



Roof

🕒 2 Issues

General

✓ No issues

General photos / videos



Coverings

🕒 1 Issue

Roof Covering Material(s)

Asphalt

Roof Condition

OK / Functional

Roof Layers

1 layers

⚠️ Limitation

Unable to Walk the Roof Surface

I was unable to safely walk the roof surface.

Flashing


 1 Issue

Flashing Condition

OK / Functional

Flashing photos / videos




 Limitation

Difficult to See / Inspect All Flashings

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

Chimneys

 Not present

Vents

 No issues

Vent Material Type

Steel, Lead

Vent Condition

OK / Functional

Vents photos / videos



Skylights

 Not present

Structural

Foundation

🔍 1 Issue

Foundation Type

Poured Concrete

Foundation Condition

Fair

Foundation photos / videos



🛡️ Safety deficiency

Walls Structural Damage

One or more walls have signs of structural damage. Recommend repairs or replacing by a qualified professional.

Deficiency photos / videos



Crawl Space

🚫 Not present

Finished Basement

 Not present

Unfinished Basement

 Not present

 3 Issues

HVAC

Heating

 1 Issue

Heating System Type(s)

Gas-Fired Heat

Heating Energy Source

Gas

Heating Equipment
Condition

OK / Functional

Furnace / Air Handler / Related Part

 Beta Feature

Recall status

Unavailable

Manufacture date

October 2007

Expected life

23.6 years

Model number

58DLA07012

Brand

Carrier

Age

16.5 years

Estimated remaining life

**7.1000000000000001
years**

Serial number

4407A17675

Heating photos / videos



Heating Equipment Condition



Heating Equipment Condition



Heating System Model & Serial

 **Repair deficiency**

Missing Sediment Trap

There is no sediment trap on the furnace. Recommend repairs or replacing by a qualified professional.

Deficiency photos / videos



Cooling

 2 Issues

Cooling System Type(s)

**Central Air
Conditioner**

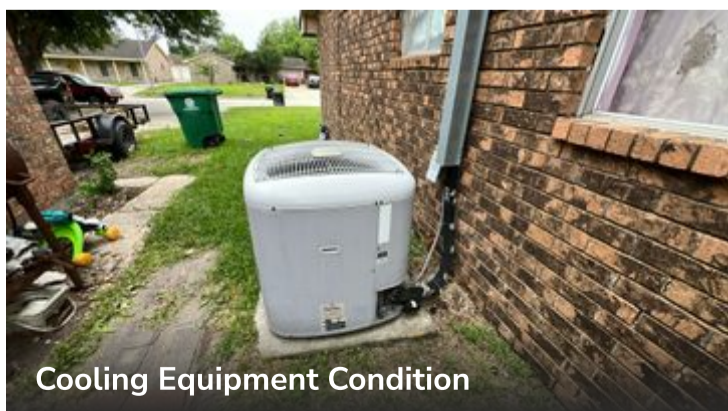
Cooling Equipment
Condition

Damaged

Cooling System Model &
Serial

Not Present

Cooling photos / videos



 **Repair deficiency**

Inoperable Cooling System

The cooling system is working insufficiently. Recommend repairs or replacing by a qualified professional.

Deficiency photos / videos



 **Limitation**

Cooling System Model & Serial: Not Present

The object / room is not present.

Plumbing

Main Water Supply



Water Source

Public

Water Pressure

55 psi

Water Shut-off Present

Yes

Water Shut-off Location

Exterior

Main Water Supply photos / videos



Missing Supply Line Insulation

The supply lines are not insulated. Recommend further evaluation by a qualified professional.

Deficiency photos / videos



Drainage

 2 Issues

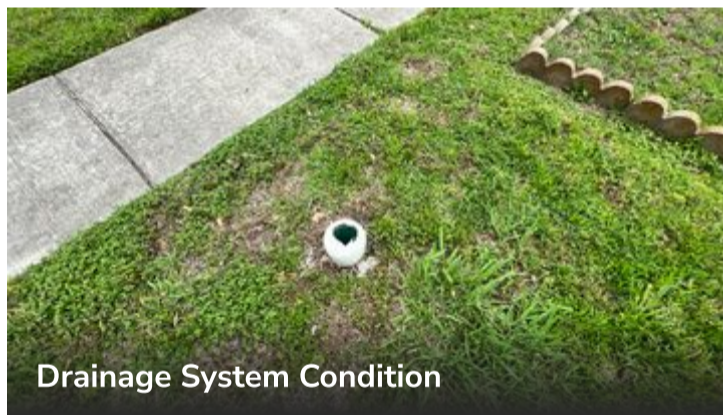
Drainage System Condition

Fair

Main Drain Material(s)

PVC

Drainage photos / videos



 **Repair deficiency**

Missing Cleanout Cap

The cleanout cap is missing in one or more locations. Recommend repairs or replacing by a qualified professional.

Deficiency photos / videos



⚠️ Limitation

Limited Review due to Construction Techniques

Drains can not be totally inspected due to being encased in walls and floors.

Water Supply, Distribution Systems, and Fixtures

🔍 1 Issue

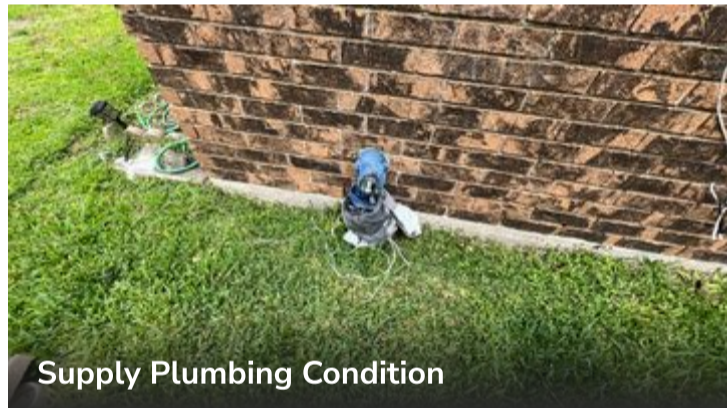
Supply Material(s)

Copper

Supply Plumbing Condition

OK / Functional

Water Supply, Distribution Systems, and Fixtures photos / videos



⚠️ Limitation

Not All Pipes Were Inspected

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.

Water Heater

 2 Issues

Water Heater Brand

GE

Water Heater Capacity

50 gallons

Water Heater Location

Garage

Water Heater Condition

OK / Functional

Water Heater Energy Source(s)

Gas

Water Heater - Gas

 Beta Feature

Recall status

Unavailable

Manufacture date

June 2013

Expected life

12.5 years

Model number

GG50T06AVH00

Brand

Rheem

Age

10.83 years

Estimated remaining life

1.67 years

Serial number

GELNQ241326795

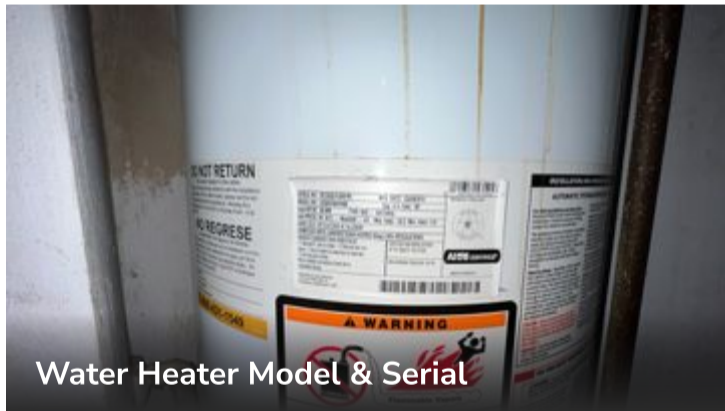
Water Heater photos / videos



Water Heater Condition



Water Heater Condition



Water Heater Model & Serial

 **Repair deficiency**

Missing Gas Line Sediment Trap

The gas line does not have a sediment trap installed. Recommend repairs or replacing by a qualified professional.

Deficiency photos / videos



 **Repair deficiency**

Water Stained Ceiling

The ceiling has one or more moisture stains. Recommend repairs or replacing by a qualified professional.

Deficiency photos / videos



Sewer

 **No issues**

Sewer Type

Public

More Plumbing photos / videos



Electrical

Service Entrance Conductors

 No issues

Electrical Service Type

Overhead

Service Entrance Conductors photos / videos



Electrical Panels, Grounding, Main Overcurrent Device

 5 Issues

Main Panel Brand

General Electric

Main Panel Location

Exterior

Main Panel Wiring Type

Aluminum/Copper

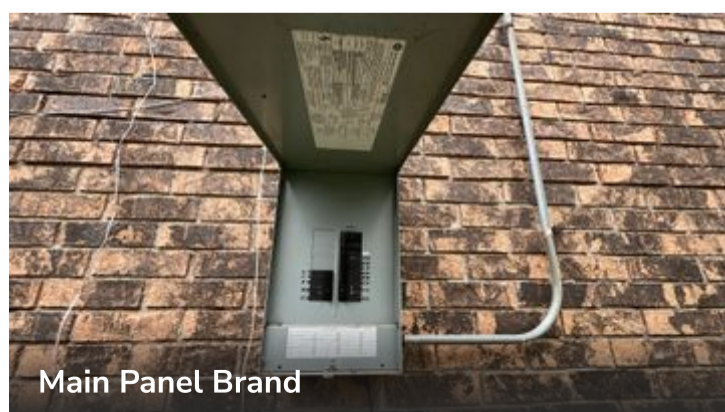
Main Panel Amperage Rating

125

Electrical Panel Condition

Poor

Electrical Panels, Grounding, Main Overcurrent Device photos / videos



 **Safety deficiency**

Aluminum Branch Circuits

There is an aluminum wire installed in the branch circuits. Recommend repairs or replacing by a qualified professional.

Deficiency photos / videos

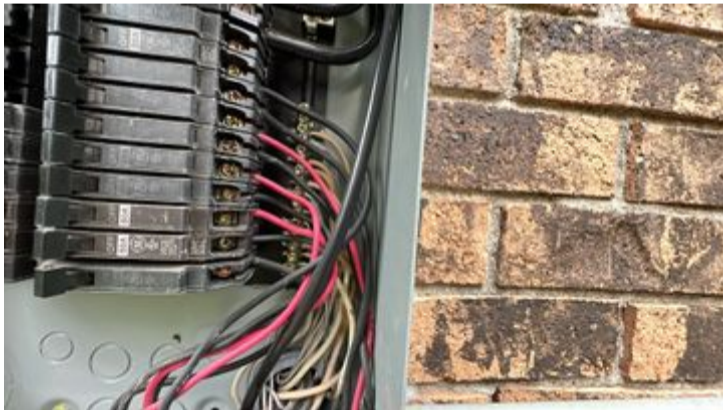


 **Safety deficiency**

Neutral / Ground Shared Bus Bar

The neutral (white wire) and equipment grounding conductors (bare wire) terminate under the same lug. Recommend repairs or replacing by a qualified professional.

Deficiency photos / videos

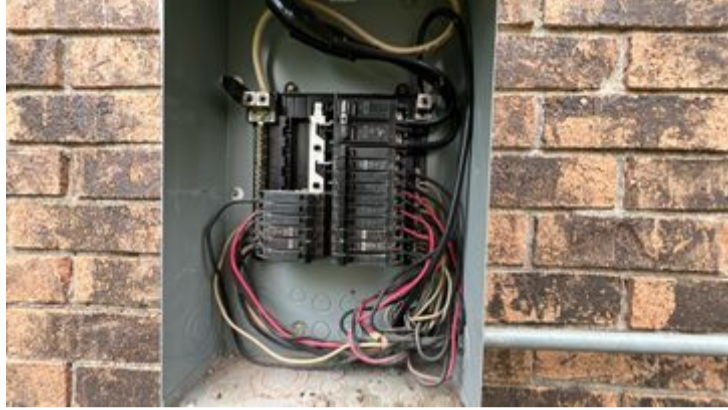


 **Repair deficiency**

Missing AFCI Breaker

A required Arc-Fault Circuit Interrupter is missing. Recommend repairs or replacing by a qualified professional.

Deficiency photos / videos



⚠️ Limitation

Unable to Confirm Proper Grounding and Bonding

I was unable to confirm proper installation of the system grounding and bonding.

⚠️ Limitation

Unable to Inspect the Panelboards and Breakers Closely

I was restricted in my visual-only inspection in that I did not inspect closely all of the panelboards, components, connections, and breakers.

Branch Wiring

🔍 3 Issues

Branch Wiring Material(s)

Aluminum

🛡️ Safety deficiency

Aluminum Branch Circuits

There is an aluminum wire installed in the branch circuits. Recommend repairs or replacing by a qualified professional.

Deficiency photos / videos



⚠️ Limitation

Unable to Inspect All of the Wiring

I was unable to inspect all of the electrical wiring.

⚠️ Limitation

Unable to Inspect Everything

I was unable to inspect every electrical component or proper installation of the GFCI system.

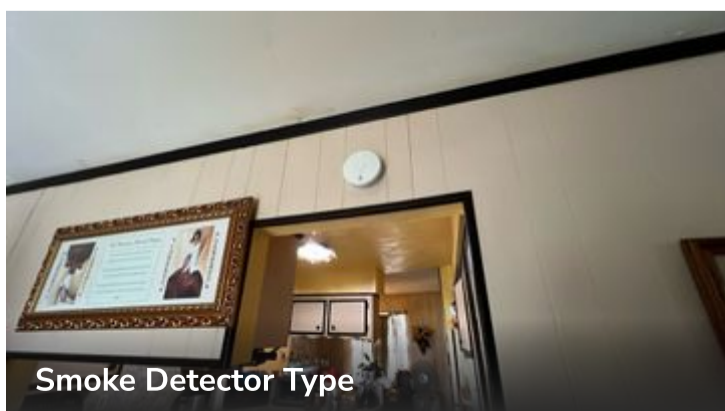
Smoke / Carbon Monoxide Detectors

✓ No issues

Smoke Detector Type
Battery Operated

Carbon Monoxide Detector
Type
Battery Operated

Smoke / Carbon Monoxide Detectors photos / videos



Interior

Interior Walkthrough

✓ No issues

Interior Walkthrough photos / videos



Bedrooms

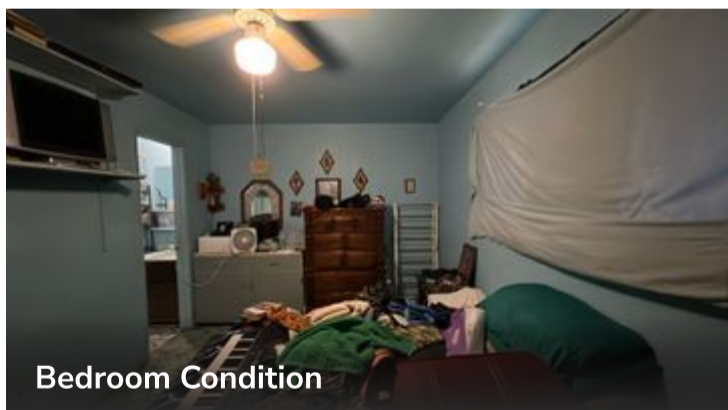
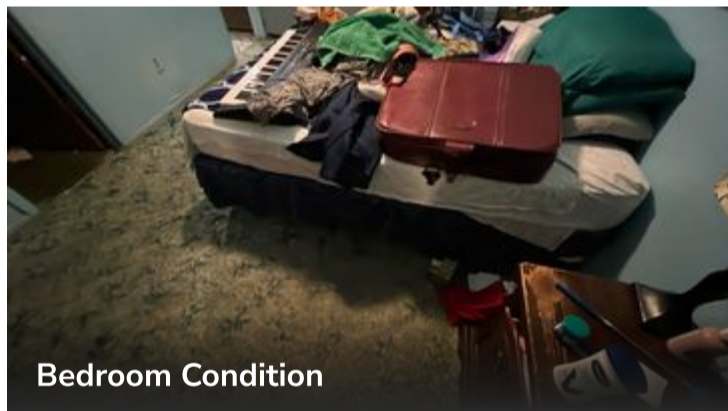
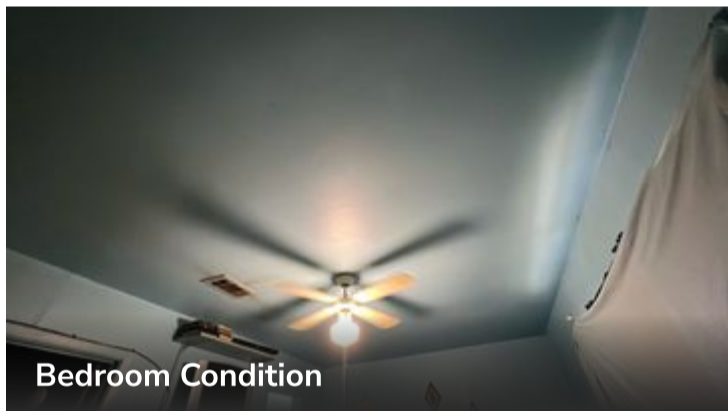
Primary Bedroom

🔍 1 Issue

Bedroom Condition

Good

Primary Bedroom photos / videos



⚠️ Limitation

Unable to Inspect All of the Wiring

I was unable to inspect all of the electrical wiring.

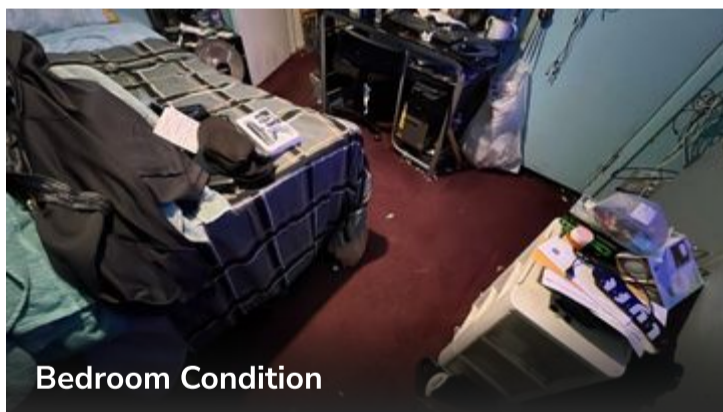
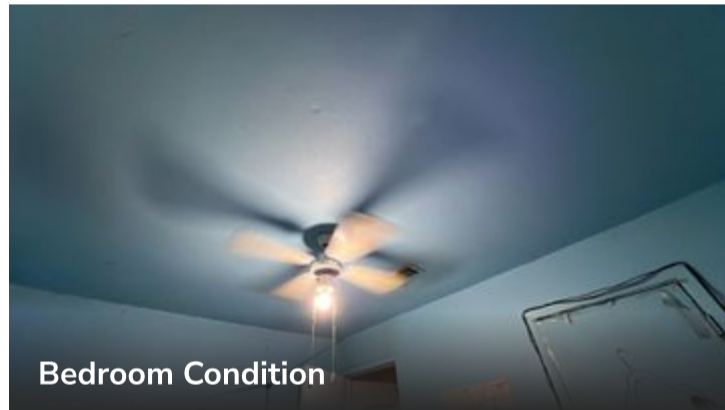
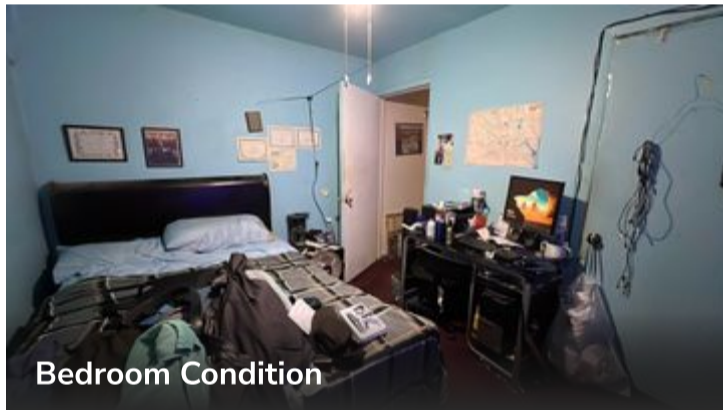
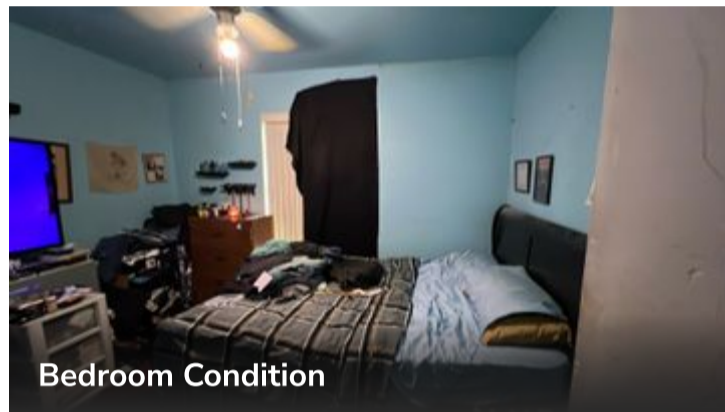
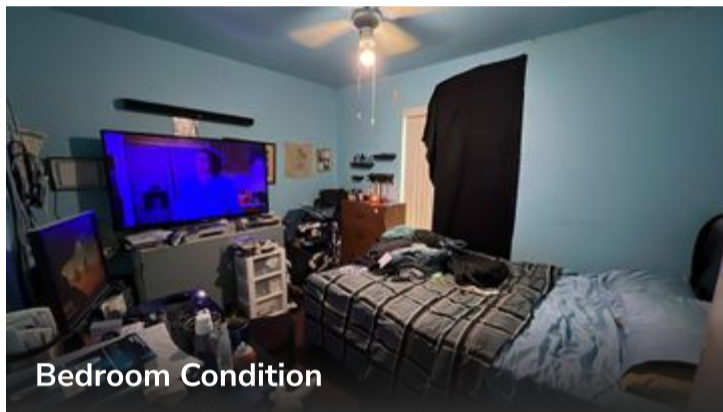
Bedroom 2

✓ No issues

Bedroom Condition

Good

Bedroom 2 photos / videos



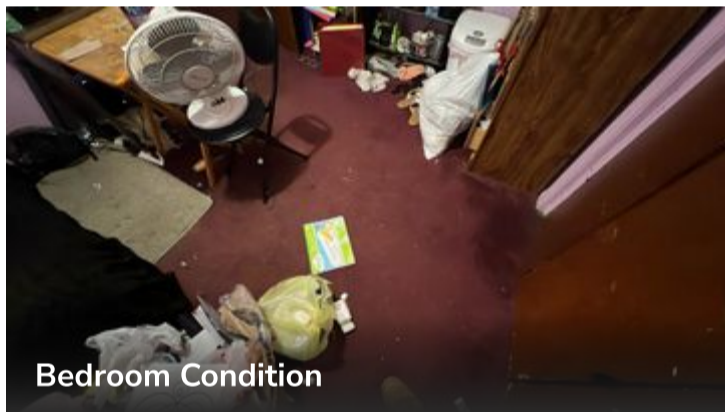
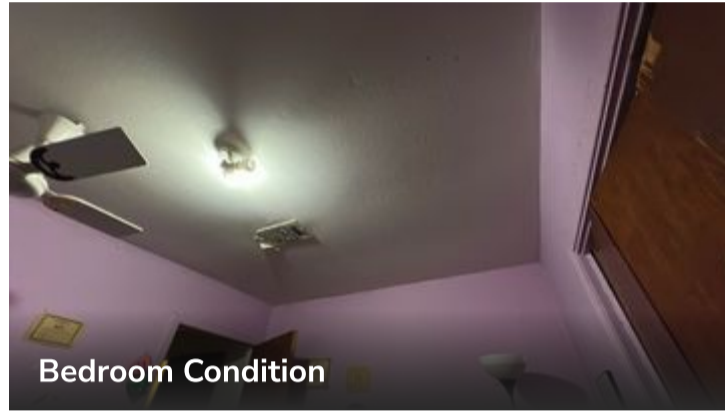
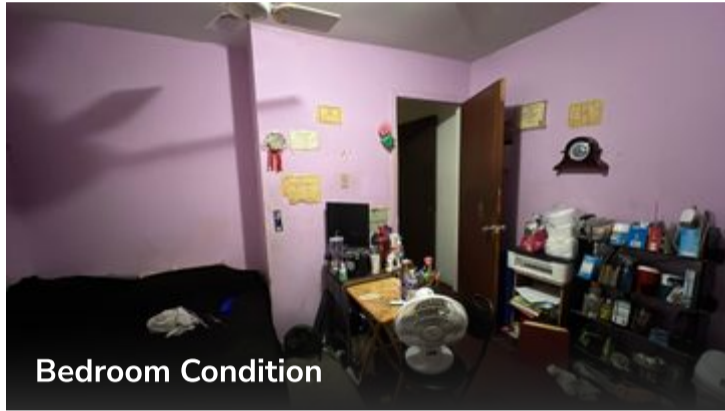
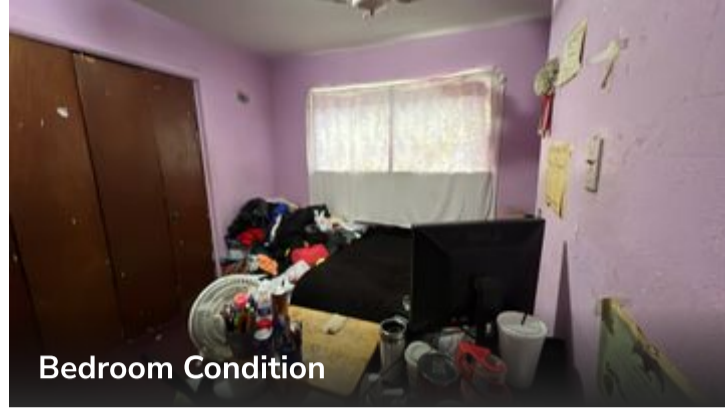
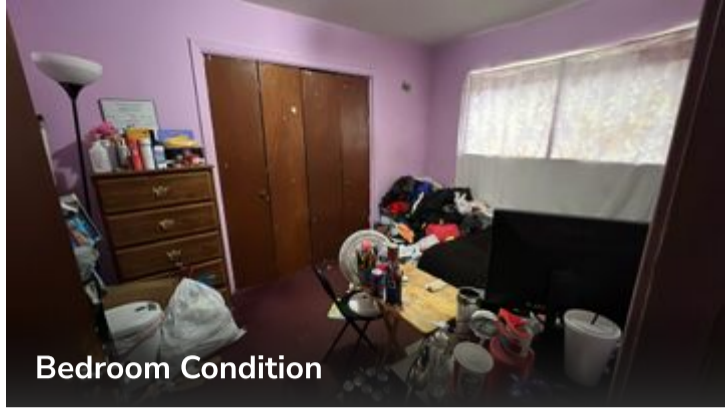
Bedroom 3

🔍 2 Issues

Bedroom Condition

Good

Bedroom 3 photos / videos



 **Repair deficiency**

Missing Light Cover

One or more light fixtures have exposed bulbs. Recommend repairs or replacing by a qualified professional.

Deficiency photos / videos



 Limitation

Unable to Inspect All of the Wiring

I was unable to inspect all of the electrical wiring.

Bathrooms

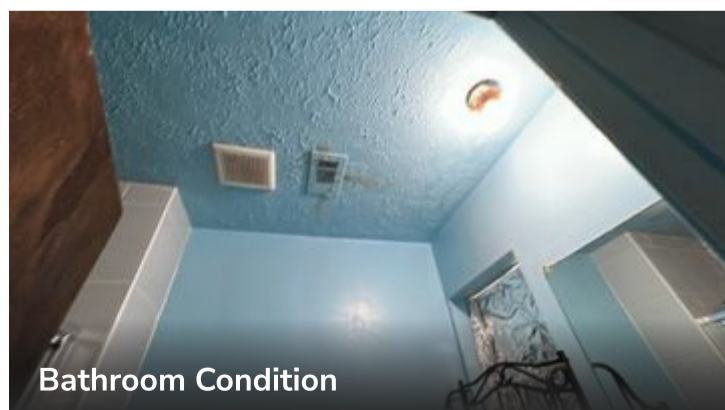
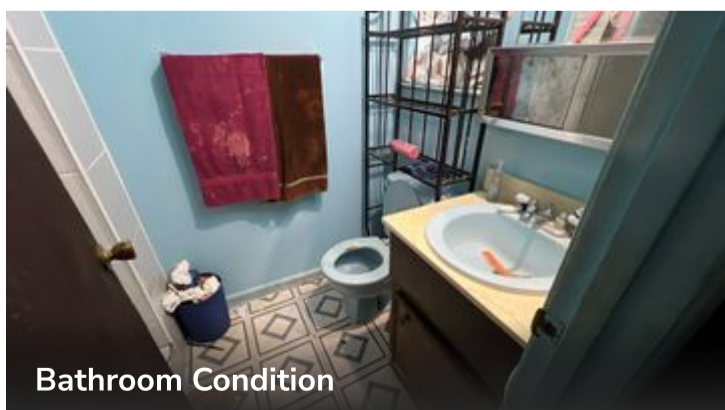
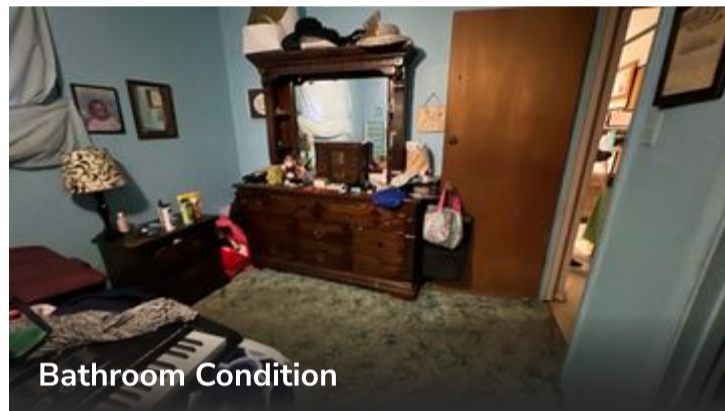
Primary Bathroom

 2 Issues

Bathroom Condition

Poor

Primary Bathroom photos / videos





 **Repair deficiency**

Missing GFCI

There is no GFCI (Ground-Fault Circuit Interrupter) protection. Recommend repairs or replacing by a qualified professional.

Deficiency photos / videos



 **Repair deficiency**

No Hot Water

There is no hot water to one or more sinks. Recommend further evaluation by a qualified professional.

Deficiency photos / videos



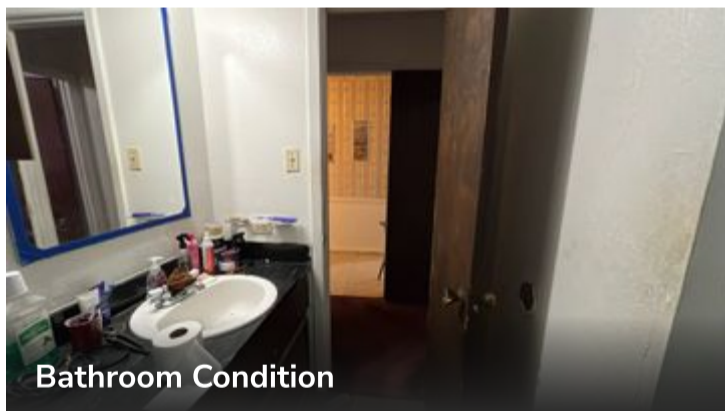
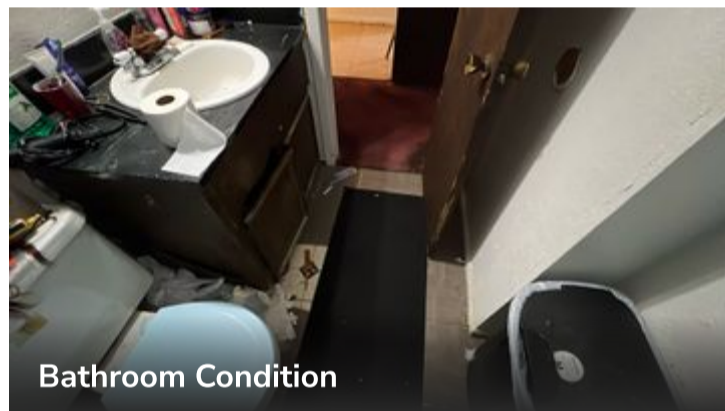
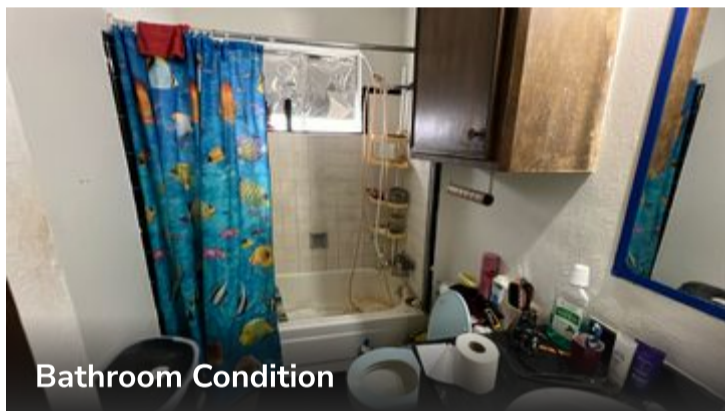
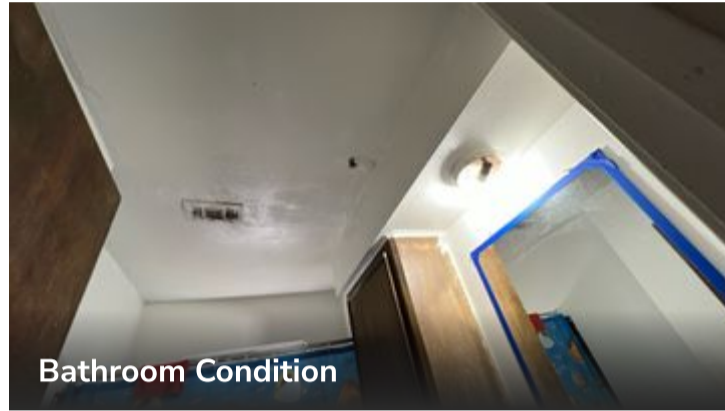
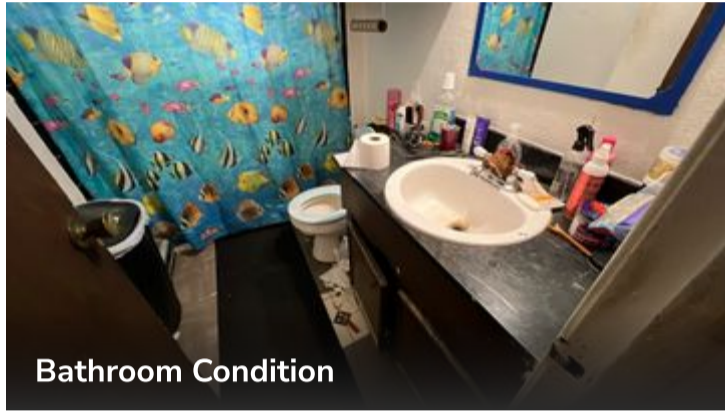
Bathroom 2

 5 Issues

Bathroom Condition

Poor

Bathroom 2 photos / videos



 Repair deficiency

Plumbing

No hot water to tub Recommend repairs or replacing by a qualified professional.

Deficiency photos / videos



 **Repair deficiency**

Water Stained Ceiling

The ceiling has one or more moisture stains. Recommend further evaluation by a qualified professional.

Deficiency photos / videos



 **Repair deficiency**

Missing GFCI

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

Deficiency photos / videos



 **Repair deficiency**

Missing Light Cover

One or more light fixtures have exposed bulbs. Recommend repairs or replacing by a qualified professional.

Deficiency photos / videos

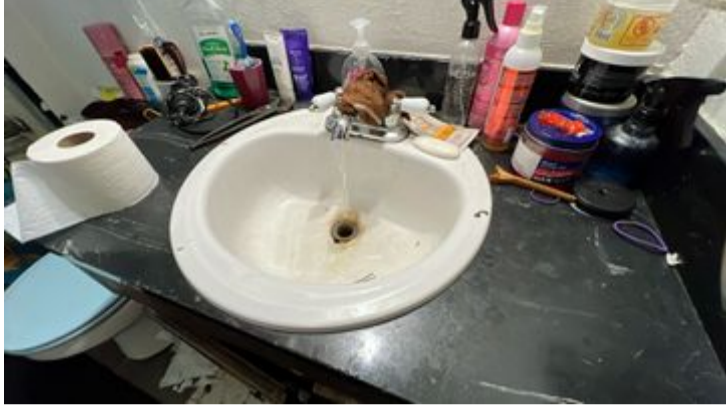


 **Monitor deficiency**

Damaged / Missing Faucet Aerator

The faucet aerator is damaged or missing. Recommend repairs or replacing by a qualified professional.

Deficiency photos / videos



Common Rooms

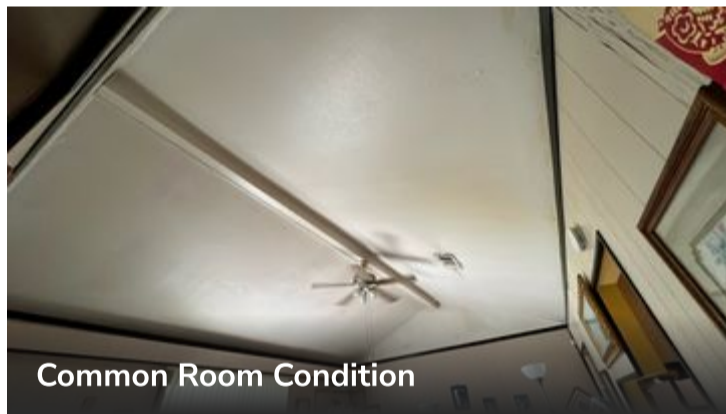
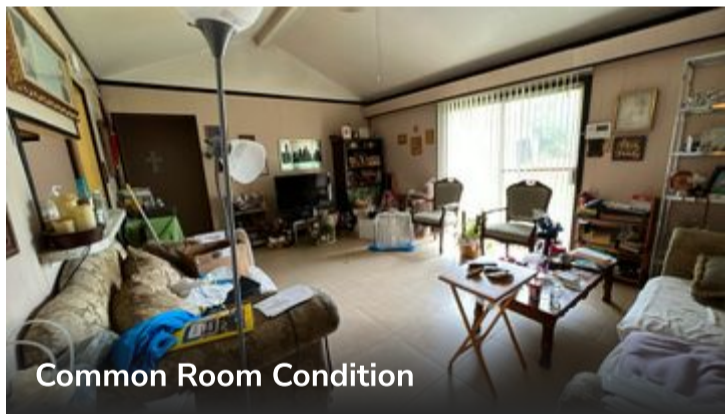
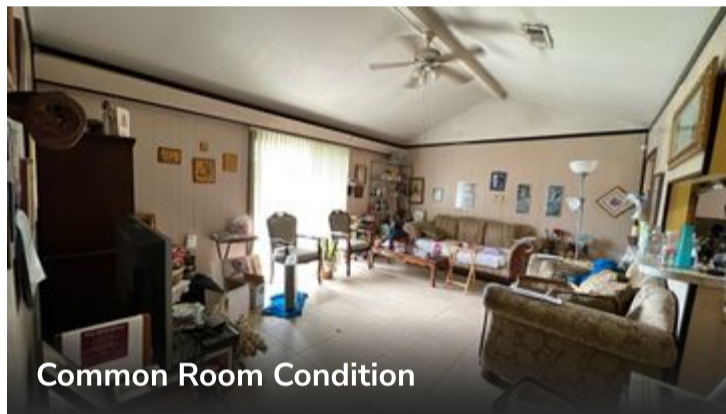
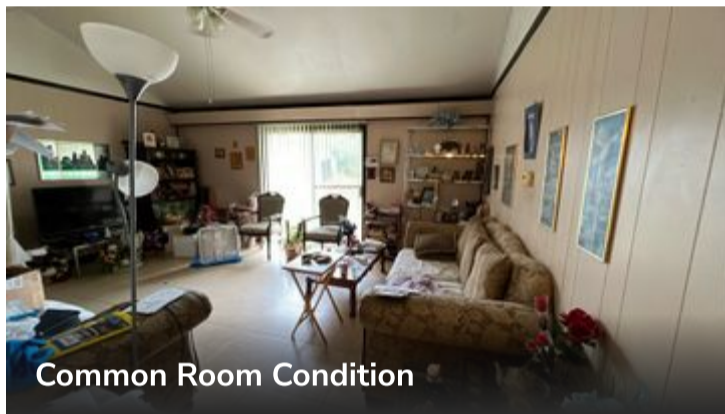
Common Room

🔍 1 Issue

Common Room Condition

Good

Common Room photos / videos



⚠️ Limitation

Unable to Inspect All of the Wiring


I was unable to inspect all of the electrical wiring.



Kitchen

 3 Issues

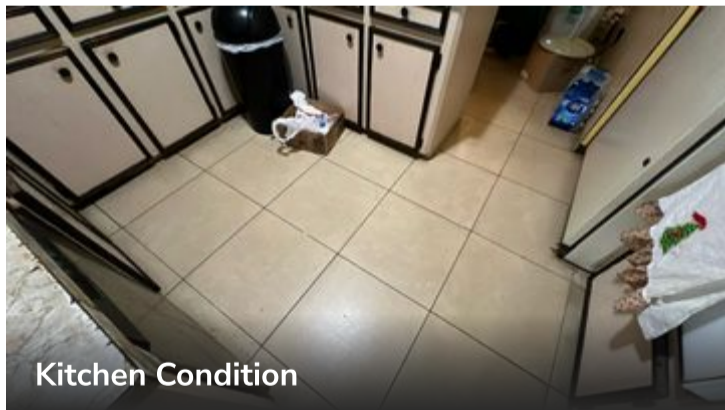
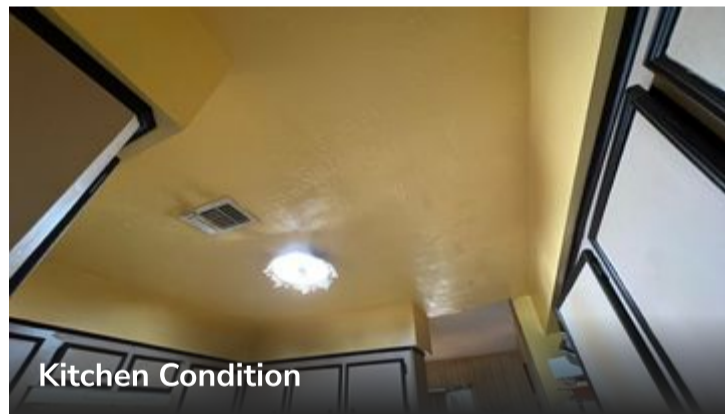
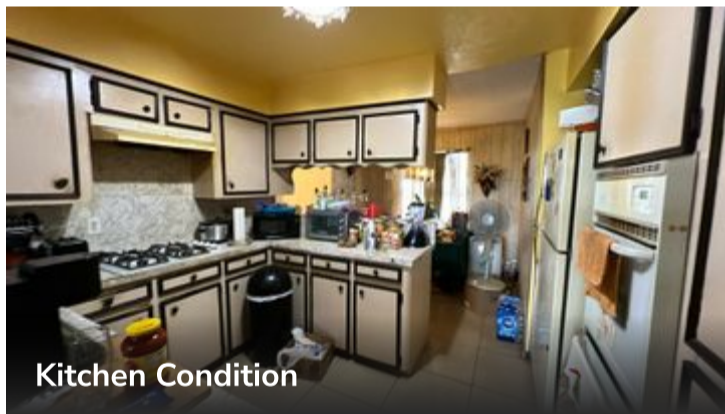
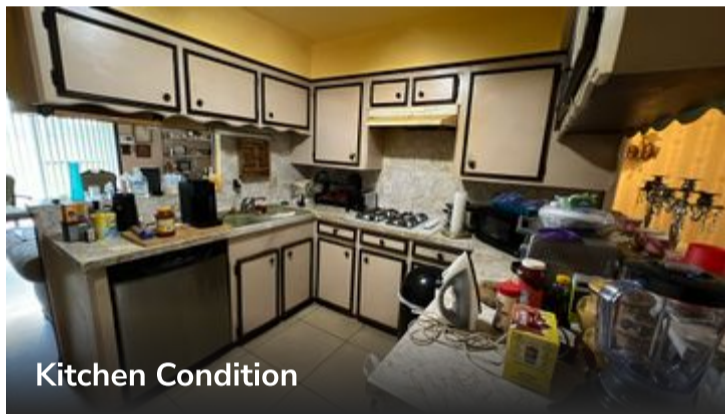
Kitchen

 No issues

Kitchen Condition

Fair

Kitchen photos / videos



Dishwasher

🕒 1 Issue

Dishwasher

Beta Feature

Recall status
Yes

Manufacture date
November 2008

Expected life
12 years

Model number
ADB1500AWS0

Brand
Amana

Age
15.42 years

Estimated remaining life
0 years

Serial number
NW4521585

Dishwasher photos / videos



Dishwasher Appliance Tag Photo

🔧 **Repair deficiency**

Inoperable Dishwasher

The dishwasher is not working / there is no power to the dishwasher. Recommend repairs or replacing by a qualified professional.

Deficiency photos / videos



Refrigerator

 1 Issue

Refrigerator Appliance Tag
Photo


Not Present

 Limitation

Refrigerator Appliance Tag Photo: Not Present

The object / room is not present.

Range


 Not present

Cooktop

 1 Issue

Cooktop Appliance Tag
Photo

No Access


 Limitation

Cooktop Appliance Tag Photo: No Access

I cannot access the object / room.

Wall Oven

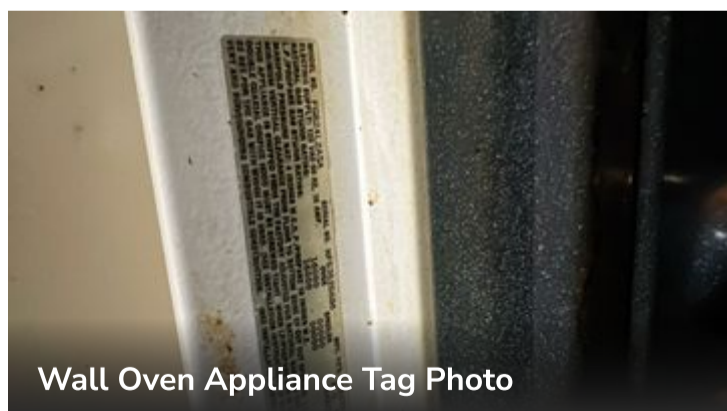
 No issues

 Beta Feature

Range / Stove / Oven

Recall status	Manufacture date	Expected life	Model number
Unavailable	August 1985	19 years	GAS18UE
Brand	Age	Estimated remaining life	Serial number
Frigidaire	38.67 years	0 years	NF53525686

Wall Oven photos / videos



Microwave

 Not present



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.

4202 Dalmatian Drive Houston, Texas 77045 - April 26, 2024