

Your Inspection Report

2051 Phantom Rider Trl
Spring Branch, TX 78070

PREPARED FOR:
PATRICK PELLERIN

INSPECTION DATE:
Monday, February 23, 2026

PREPARED BY:
Casey Herbert, 24484



Casa Lago Home Inspections & Mold Consultants PLLC
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1815, exp 11/14/25
Casey Herbert





PROPERTY INSPECTION REPORT FORM

Patrick Pellerin <i>Name of Client</i>	Mon, Feb 23, 2026 <i>Date of Inspection</i>
2051 Phantom Rider Trl, Spring Branch, TX <i>Address of Inspected Property</i>	
Casey Herbert <i>Name of Inspector</i>	24484 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Poured concrete, Slab-on-grade

Foundation Performance Opinion: Performing as intended

Comments:

• Foundations\General notes: **Settled** Notes: The foundation is settled and has elevation changes that appear to be within tolerance. Interior cracking ceiling and walls is an indication of structural settlement. The inspector recommends repair to the exterior grading and drainage to prevent structural damage.

Location(s): Garage

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B. Grading and Drainage

Comments:

• Landscaping\Lot grading: **Improper slope or drainage** Notes: Improper grading at multiple areas around the house causing water ponding next to the foundation. The inspector recommends repair to prevent structural damage.

Location(s): Exterior

• Landscaping\General notes: **Trees or shrubs too close to building** Notes: Shrubs/trees touching the house can create conducive conditions for pests

Location(s): Various

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C. Roof Covering Materials

Types of Roof Covering: Composition shingles

Viewed From: Walking the roof surface

Comments:

• Sloped roofing\Composition shingles: **Damage** Notes: Multiple damaged shingles at the time of the inspection.

Location(s): Roof

• Sloped roof flashings\Drip edge flashings: **Missing** Notes: No drip edge flashing installed at the front of the house at the time of the inspection. A drip edge is a metal flashing that is installed at the edges of the roof to help control the flow of water away from the fascia and to protect the underlying roofing components.

Location(s): Various Roof

• Sloped roof flashings\Roof/wall flashings: **Siding not cut back** Notes: Siding should be cut at the roof to wall intersection to prevent wicking, rot and deterioration of the siding.

Location(s): Roof/wall intersections

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D. Roof Structures and Attics

Viewed From: The attic

Approximate Average Depth of Insulation: 10 inches

Comments:

• Roof framing\Sheathing (roof/attic): **Water damage** Notes: One area of water damage at the roof sheathing in the walk out attic.

Location(s): Attic

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I NI NP D

• Attic/roof\Pull-down stairs/ladder: **Plywood not fire rated** Notes: **No visible fire rating/stamp at he attic pulldown stairs. This house was built prior to this standard.**
Location(s): **Garage**

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E. Walls (Interior and Exterior)

Comments:

• Walls\Plaster or drywall: **Water damage** Notes: **Water damage at the first floor HVAC closet. No moisture present at the time of the inspection.**

Location(s): **First floor HVAC closet**

• Walls\Soffits (underside of eaves) and fascia (front edge of eaves): **Rot** Notes: **Multiple areas of wood rot at the soffit/leaves**

Location(s): **Exterior**

• Walls\Masonry (brick, stone) and concrete: **Mortar deterioration** Notes: **Areas of mortar deterioration at the exterior masonry.**

Location(s): **Exterior**

• Walls\Trim: **Rot** Notes: **Areas of wood rot at the exterior trim.** Location(s): **Various Exterior Wall**

• Walls\Wood siding: **Rot** Notes: **One area of rot at the wood siding** Location(s): **Exterior**

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F. Ceilings and Floors

Comments:

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G. Doors (Interior and Exterior)

Comments:

• Garage\Door between garage and living space: **No self closer** Notes: **There is no self-closer installed on the garage man door.**

Location(s): **Garage**

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H. Windows

Comments:

• Exterior glass/windows\Glass (glazing): **Lost seal on double or triple glazing** Notes: **One fogged window at the time of the inspection.**

Location(s): **Dining Room**

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I. Stairways (Interior and Exterior)

Comments:

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J. Fireplaces and Chimneys

Comments:

• Chimney and vent\Inspect/sweep chimney: **Inspect (and/sweep if needed) before using**

Notes: **The fireplace flue is dirty, recommend cleaning/sweeping.** Location(s): **Living Room**

• Fireplace\Firebox: **Cracked masonry or refractory** Notes: **Cracking at the fireplace**

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I NI NP D

firebox.

Location(s): Fireplace

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K. Porches, Balconies, Decks, and Carports

Comments:

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L. Other

Comments:

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

- Service drop and service entrance\Service drop: **Branches / vines interfering with wires**

Notes: **Recommend having the trees trimmed by a qualified contractor** Location(s):

Electrical service entrance

- Service box, grounding and panel\System grounding: **Box not bonded to ground**

Notes:

No visible bonding in the main electrical panel. Location(s): **Main electrical panel**

- Service box, grounding and panel\Service box: **Unprotected openings** Notes: **One unprotected opening at the first floor HVAC disconnect.**

Location(s): **First floor HVAC disconnect**

- Service box, grounding and panel\Distribution panel: **Circuits not labeled** Notes:

The main electrical panel is not labeled. Recommend having a licensed electrician label all breakers

Location(s): **Main electrical panel**

- Service box, grounding and panel\Panel wires: **White wires connected to breakers not identified as hot/live/ungrounded**

Notes: **White wires not identified as hot in the electrical panel. White wires may be used as hot wires long as they are identified as hot.**

Location(s): **Electrical panels**

- Service box, grounding and panel\Panel wires: **The auxiliary panel neutral wire decreases in size and is not landed on a neutral bus bar inside the panel.**

Recommend repair by a qualified electrical contractor

Location(s): **Auxiliary electrical panel**

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper - non-metallic sheathed, Aluminum - non-metallic sheathed

Comments:

- Distribution system\GFCI (Ground Fault Circuit Interrupter) protection not noted at: **Bathroom**

Notes: **One receptacle in the master bathroom was not GFCI protected** Location(s):

Master Bathroom

- Distribution system\Outlets (receptacles): **Open neutral** Notes: **One open neutral at**

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I NI NP D

the living room.

Location(s): Living room

• Distribution system\GFCI (Ground Fault Circuit Interrupter) protection not noted at:

Dishwasher

Notes: No GFCI protection at the dishwasher receptacles, this house was built prior to the standards.

Location(s): Kitchen

• Distribution system\Smoke alarms (detectors): More than 10 years old Notes: Smoke detectors are designed to turn yellow after 10 years indicating that they should be replaced.

Location(s): Throughout

• Distribution system\Carbon monoxide (CO) alarms (detectors): Missing Notes: Carbon monoxide alarms should be installed when there is gas appliances, fireplace, or a attached garage.

Location(s): Throughout

• Distribution system\Lights: Exposed to mechanical damage (No cage or protective lens)

Location(s): Attic

• Distribution system\GFCI (Ground Fault Circuit Interrupter) protection not noted at:

Garage

Notes: No GFCI protection at the garage receptacles. Location(s): Garage

• Distribution system\Outlets (receptacles): AFCI needed (Arc Fault Circuit Interrupter)

Notes:

Arc fault protection became required in 2008, this house was built prior to this standard.

Location(s): Throughout

• Distribution system\Outlets (receptacles): Receptacle within 5 ½ feet of floor not tamper resistant

Notes: Current standards call for the installation of "tamper-resistant receptacles".

This home was built prior to this standard.

Location(s): Throughout

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C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: Heat pump

Energy Sources: Electricity

Comments:

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B. Cooling Equipment

Type of Systems: Central air

Comments:

• Air conditioning\Refrigerant lines: HVAC refrigerant Insulation deteriorated,

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Maintenance item, recommend replacement.

Notes: Deteriorated insulation at the HVAC refrigerant line at the first floor air handler

Location(s): Exterior

• Air conditioning\Condensate system: No drain/safety pan installed at the HVAC equipment.

Location(s): HVAC equipment

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C. Duct Systems, Chases, and Vents

Comments:

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D. Other

Comments:

IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter:

Location of main water supply valve: Well house

Static water pressure reading: 40 psi

Type of supply piping material: Copper, PEX

Comments:

• Fixtures and faucets\Bathtub enclosure: Grout loose, missing or deteriorated Notes: Deteriorated grout at the hallway bathroom shower

Location(s): Hallway Bathroom

• Fixtures and faucets\Faucet: Drip, leak Notes: Leak at the faucet handle at the master bathroom

Location(s): Right sink master bathroom

• Fixtures and faucets\Toilet: Loose Notes: The hallway bathroom toilet was loose

Location(s):

Hallway Bathroom

• Fixtures and faucets\Hose bib or bibb (outdoor faucet): Backflow prevention missing

Notes:

No backflow prevention devices installed on the outdoor hose bibs Location(s): Various

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B. Drains, Wastes, and Vents

Type of drain piping material: PVC plastic

Comments:

• Waste plumbing\Drain piping - installation: Nonstandard materials and patches

Notes:

Flexible drain piping is prone to clogging and leakage. Location(s): Master & Hallway bathroom

• Waste plumbing\Drain piping - performance: Slow drains Notes: One sink at the second floor bathroom sink drained slowly at the time of the inspection.

Location(s): Second Floor Bathroom

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I NI NP D

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C. Water Heating Equipment

Energy Sources: Electric

Capacity: 50 gallons

Comments:

• *Water heater\Tank:* **Safety pan and drain missing** *Notes:* **No safety pan/drain installed on the water heater. All water heaters should have a safety pan with a drain that terminates to the exterior of the home.**

Location(s): **Water heater**

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D. Hydro-Massage Therapy Equipment

Comments:

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E. Gas Distribution Systems and Gas Appliances

Location of gas meter:

Type of gas distribution piping material:

Comments:

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F. Other

Comments:

V. APPLIANCES

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A. Dishwashers

Comments:

• *Appliances\Dishwasher:* **Backflow prevention high loop missing** *Notes:* **No high loop at the dishwasher to prevent backflow of water into the dishwasher or water siphoning out during operation**

Location(s): **Kitchen**

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B. Food Waste Disposers

Comments:

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C. Range Hood and Exhaust Systems

Comments:

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D. Ranges, Cooktops, and Ovens

Comments:

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E. Microwave Ovens

Comments:

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

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G. Garage Door Operators

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D

Comments:

• Garage\Vehicle door operators (openers): **Fails to auto reverse** Notes: **The garage door opener failed to auto reverse when tested.**

Location(s): **Garage**

• Garage\Vehicle door operators (openers): **Photoelectric sensor more than 6 inches above the floor**

Notes: **The photoelectric sensors should be installed within 6" of the ground, recommend correction for safety.**

Location(s): **Garage**

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H. Dryer Exhaust Systems

Comments:

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I. Other

Comments:

VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems

Comments:

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B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

Comments:

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C. Outbuildings

Comments:

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D. Private Water Wells (A coliform analysis is recommended.)

Type of Pump:

Type of Storage Equipment:

Comments:

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E. Private Sewage Disposal Systems

Type of System:

Location of Drain Field:

Comments:

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F. Other Built-in Appliances

Comments:

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G. Other

Comments:

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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LIMITATIONS

Roofing

- General: **We do not remove or alter any roof materials for the purpose of the inspection. We did not test the materials for thickness, texture, fastening patterns, types of fastening systems, underlayments, etc., unless otherwise noted herein. We base our inspection on visual appearance, signs of leakage, wear, etc.**
- Inspection performed: **By walking on roof**

Exterior

- Inspection limited/prevented by: **New finishes/paint/trim**

Structure

- General: **No evidence of significant distress was observed. Inspector is not a structural engineer. If further investigation is desired consult a structural engineer prior to closing.**
- General: **Plumbing, HVAC or other components located within or under slab are not accessible and therefore are not inspected.**
- Inspection limited/prevented by: **Ceiling, wall and floor coverings**
- Inspection limited/prevented by: **New finishes/paint**
- Inspection limited/prevented by: **Insulation**
- Attic/roof space: **Entered but access was limited**

Electrical

- Inspection limited/prevented by: **Restricted access**
- Inspection limited/prevented by: **Insulation**

Cooling & Heat Pump

- General: **Home inspectors cannot typically access or inspect the indoor coil**
- Inspection limited/prevented by: **Cooling systems are not operated when the outdoor temperature is below 60°F**

Insulation and Ventilation

- Inspection limited/prevented by lack of access to: **Walls, which were spot checked only**
- Attic inspection performed: **By entering attic, but access was limited**

Plumbing

- General: **Most pipes not visible**
Most water distribution pipes were not visible due to wall, floor and ceiling coverings.
- General: **While some water was run down the drains, this cannot simulate the waste flows characteristic of full occupancy. Unless specified, fixtures and vessels were not filled to capacity for leak testing in order to prevent inadvertent water damage to the property. This means that some leaks may go undetected. Comprehensive water leak testing, including hydrostatic testing, is available from licensed plumbers, butt typically takes 24 hours. Such testing is recommended in older homes (40+ years), homes with previous foundation repair and homes with evidence of poor foundation performance.**
The inspector recommends having the plumbing drains fully evaluated by a licensed plumber before the close of

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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the real estate transaction.

- Items excluded from a building inspection: **Water quality**
- Items excluded from a building inspection: **Isolating/relief valves & main shut-off valve**
- Items excluded from a building inspection: **Concealed plumbing**
- Items excluded from a building inspection: **Tub/sink overflows**
- Items excluded from a building inspection: **Water heater relief valves are not tested**
- Not included as part of a building inspection: **Washing machine connections**

Interior

- Inspection limited/prevented by: **Casa Lago does not inspect for MOLD, MILDEW, FUNGUS and / or SPORES as a part of the standard Texas Real Estate Commission Inspection, UNLESS a separate mold inspection has been ordered PRIOR to date of Standard Home Inspection. If conditions of water penetration and / or migration are reported, it is assumed that conditions can and may exist that would support MOLD, MILDEW, FUNGUS and / or SPORES. While the condition of water penetration and / or migration, if visible and accessible, would be reported to the consumer, the condition of MOLD, MILDEW, FUNGUS and / or SPORES would not be tested, or inspected for. Mold inspections are separate inspections, and require a licensed Mold specialist to comment on, and test for, and report on the presence/absence of Mold, Mildew, Fungus, and spores.**
- Inspection limited/prevented by: **The condition of the inside of a dryer vent pipe cannot be fully determined during a visual non-invasive inspection; therefore it is recommended that the dryer vent system be cleaned and serviced for safety.**
- Not included as part of a building inspection: **Cosmetic issues**
- Not included as part of a building inspection: **Aesthetics or quality of finishes**
- Cosmetics: **No comment offered on cosmetic finishes**

END OF TREC REPORT

(Additional Information Follows)



February 23, 2026

Dear Patrick Pellerin,

RE: Report No. 3715
2051 Phantom Rider Trl
Spring Branch, TX
78070

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Casey Herbert
on behalf of
Casa Lago Home Inspections & Mold Consultants PLLC

Casa Lago Home Inspections & Mold
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USEFUL LINKS

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USEFUL LINK

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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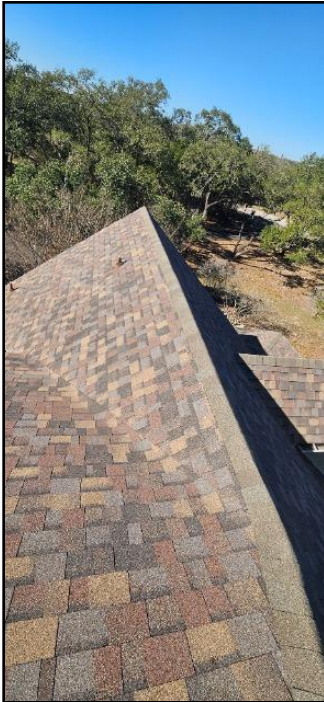
Description

Types of Roof Covering: • [Composition shingles](#)

Roof Viewed From: • Walking the roof surface

Sloped roofing material:

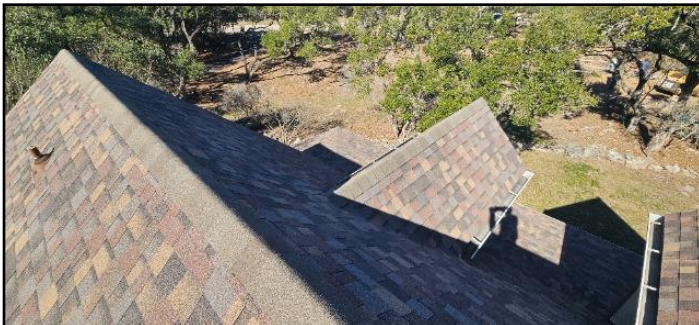
- Composition shingles



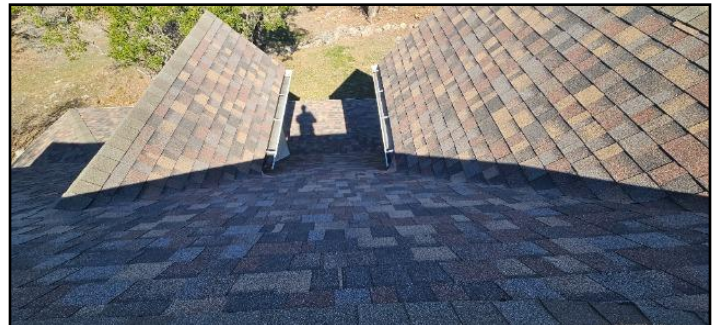
1. Composition shingles



2. Composition shingles



3. Composition shingles



4. Composition shingles

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5. Composition shingles



6. Composition shingles



7. Composition shingles

Limitations

General: • We do not remove or alter any roof materials for the purpose of the inspection. We did not test the materials for thickness, texture, fastening patterns, types of fastening systems, underlayments, etc., unless otherwise noted herein. We base our inspection on visual appearance, signs of leakage, wear, etc.

Inspection performed: • By walking on roof

Deficiencies

SLOPED ROOFING \ Composition shingles

1. Condition: • [Damage](#)

Multiple damaged shingles at the time of the inspection.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Roof

Task: Repair by a qualified roofing contractor

Time: As soon as possible

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8. Minor damage



9. Damage



10. Minor damage



11. Minor damage



12. Minor damage



13. Minor damage

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HEATING

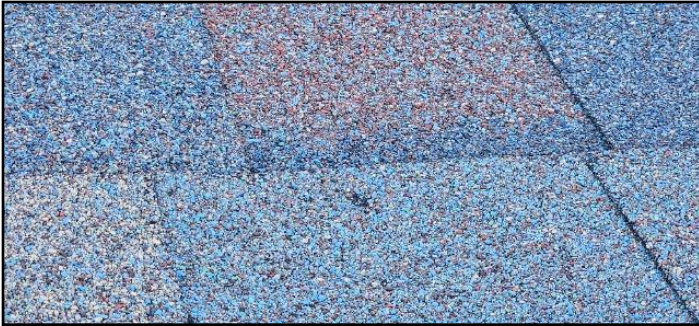
COOLING

INSULATION

PLUMBING

INTERIOR

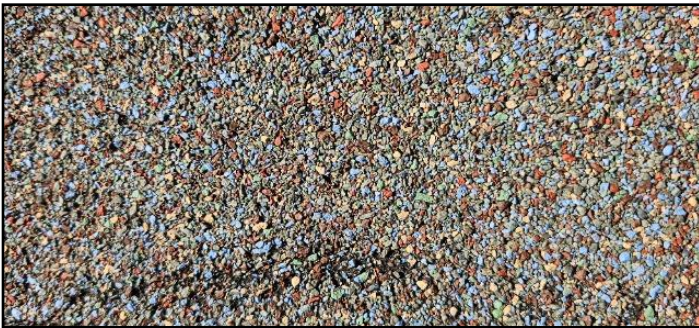
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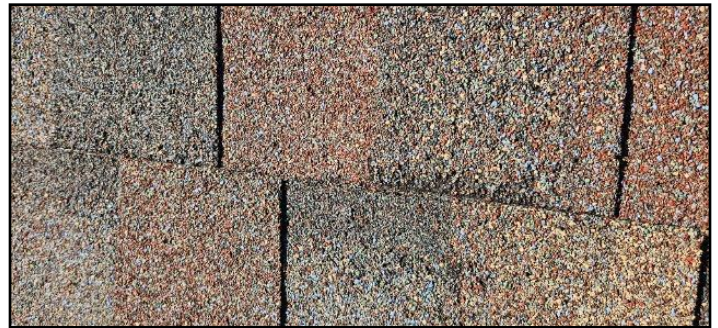
14. Minor damage



15. Minor damage



16. Minor damage



17. Minor damage

SLOPED ROOF FLASHINGS \ Roof/wall flashings

2. Condition: • [Siding not cut back](#)

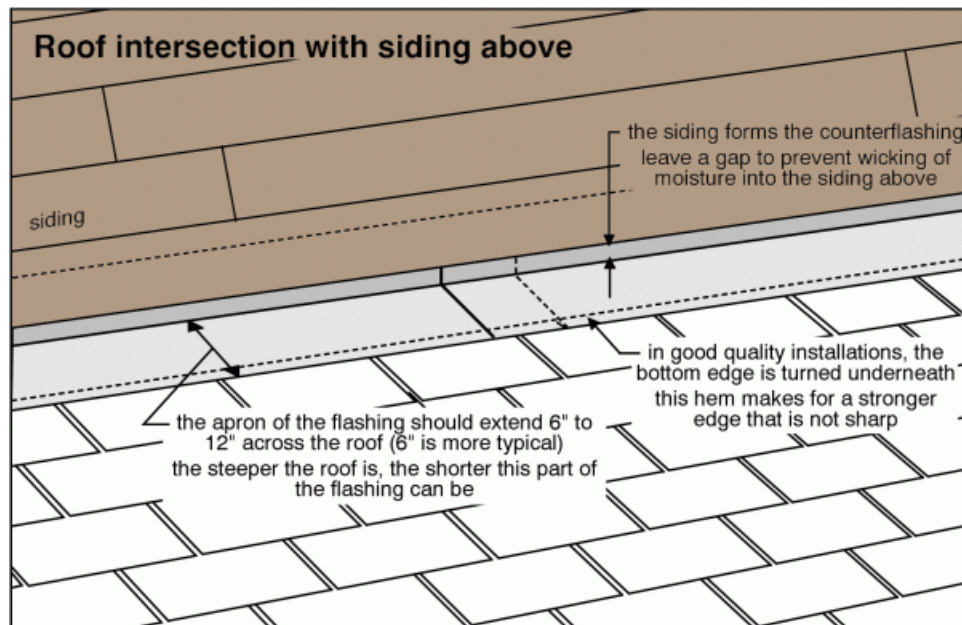
Siding should be cut at the roof to wall intersection to prevent wicking, rot and deterioration of the siding.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Roof/wall intersections

Task: Repair

Time: As soon as possible



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18. Siding not cut back



19. Siding not cut back

SLOPED ROOF FLASHINGS \ Drip edge flashings

3. Condition: • [Missing](#)

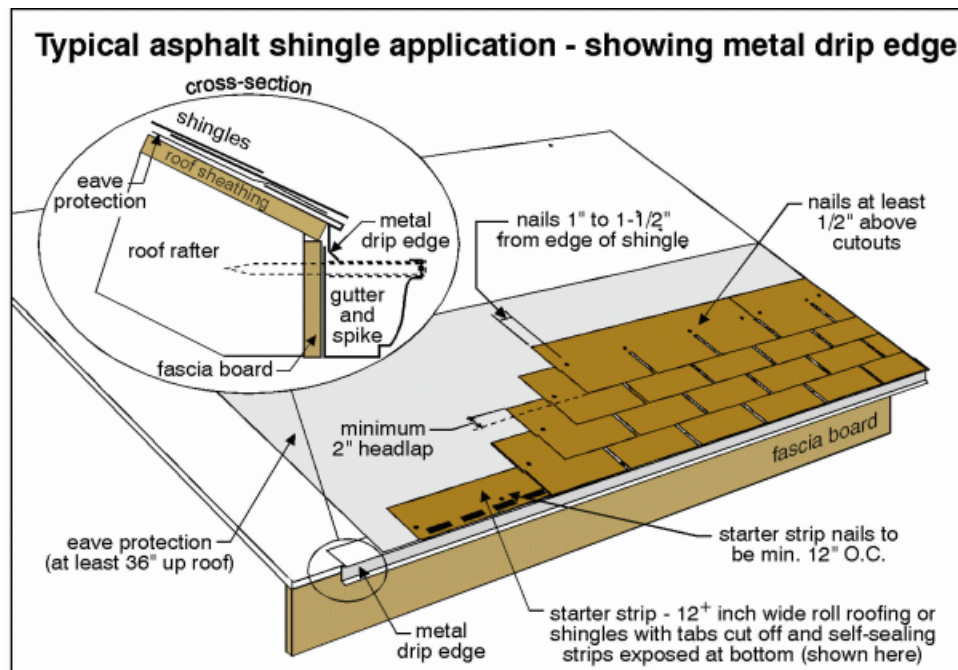
No drip edge flashing installed at the front of the house at the time of the inspection. A drip edge is a metal flashing that is installed at the edges of the roof to help control the flow of water away from the fascia and to protect the underlying roofing components.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various Roof

Task: Repair

Time: As soon as practical



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20. No drip edge



21. No drip edge



22. No drip edge

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Description

Gutter & downspout material: • [Aluminum](#)

Lot slope: • [Flat](#)

Wall surfaces and trim: • [Stone](#) • [Wood](#) • [Hardboard, plywood or OSB \(Oriented Strand Board\)](#)

Driveway: • Concrete

Garage: • Attached

Limitations

Inspection limited/prevented by: • New finishes/paint/trim

Deficiencies

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

4. Condition: • [Rot](#)

Multiple areas of wood rot at the soffit/eaves

Implication(s): Weakened structure

Location: Exterior

Task: Repair

Time: As soon as possible



23. Rot



24. Rot



25. Rot



26. Rot

WALLS \ Trim

5. Condition: • Rot

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Areas of wood rot at the exterior trim.

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Various Exterior Wall

Task: Repair

Time: As soon as possible



27. Rot



28. Rot



29. Rot



30. Rot

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31. Rot



32. Rot

WALLS \ Wood siding

6. Condition: • [Rot](#)

One area of rot at the wood siding

Implication(s): Weakened structure | Material deterioration

Location: Exterior

Task: Repair

Time: As soon as possible



33. Rot

WALLS \ Masonry (brick, stone) and concrete

7. Condition: • [Mortar deterioration](#)

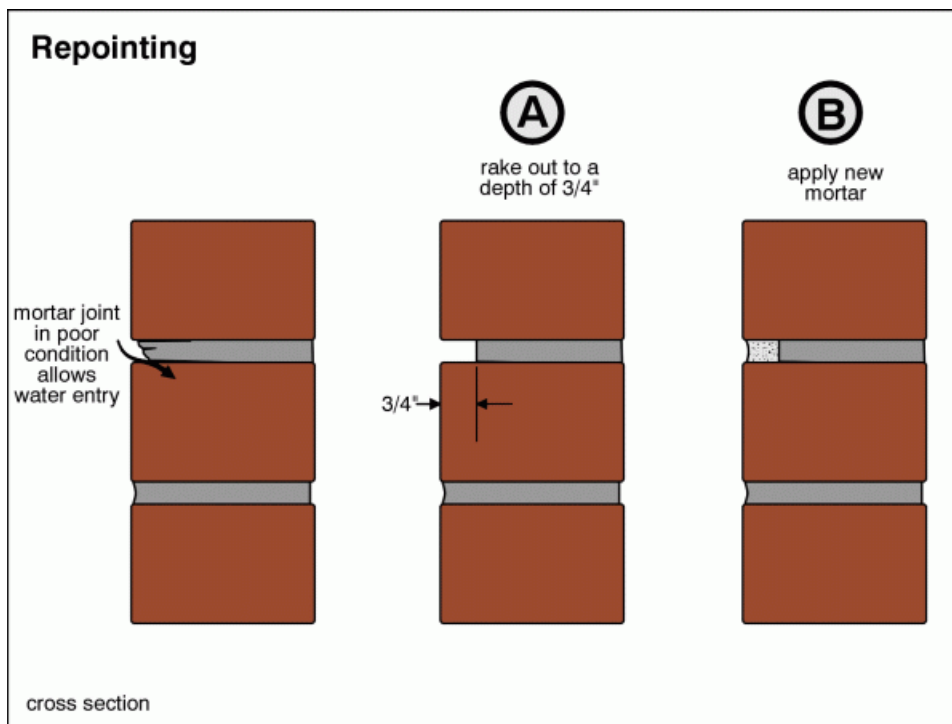
Areas of mortar deterioration at the exterior masonry.

Implication(s): Chance of water entering building | Weakened structure | Chance of structural movement

Location: Exterior

Task: Repair

Time: As soon as practical



34. Mortar deterioration



35. Mortar deterioration

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EXTERIOR GLASS/WINDOWS \ Glass (glazing)

8. Condition: • [Lost seal on double or triple glazing](#)

One fogged window at the time of the inspection.

Location: Dining Room

Task: Repair

Time: As soon as practical



36. Lost seal on double or triple glazing

LANDSCAPING \ General notes

9. Condition: • [Trees or shrubs too close to building](#)

Shrubs/trees touching the house can create conducive conditions for pests

Implication(s): Chance of water damage to structure, finishes and contents | Chance of pests entering building | Material deterioration

Location: Various

Task: Correct

Time: Regular maintenance

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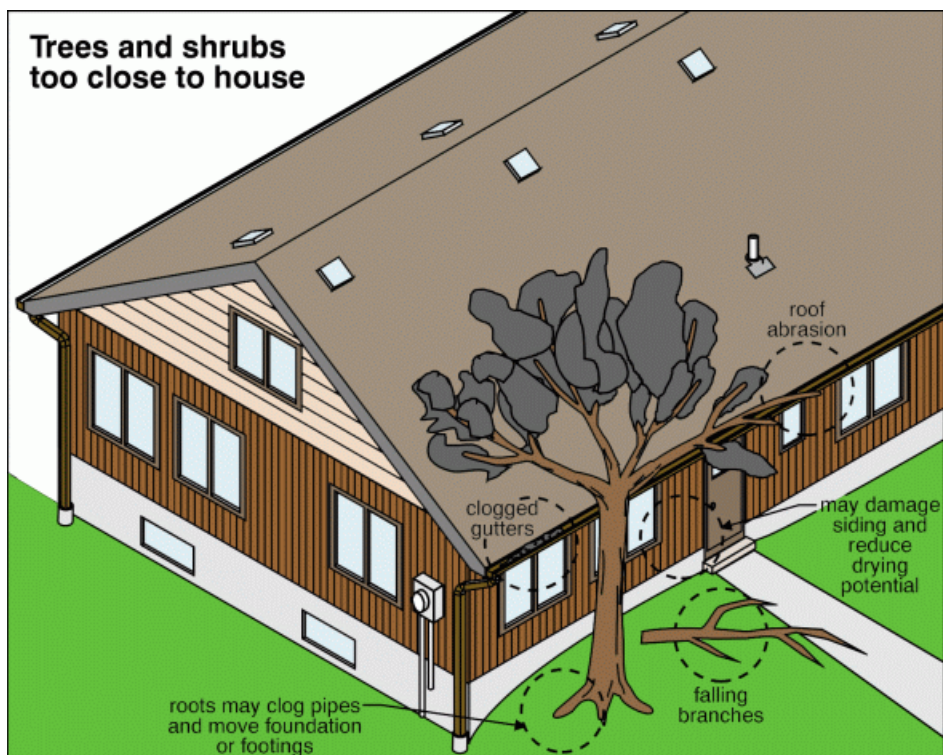
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37. Trees or shrubs too close to building

LANDSCAPING \ Lot grading

10. Condition: • [Improper slope or drainage](#)

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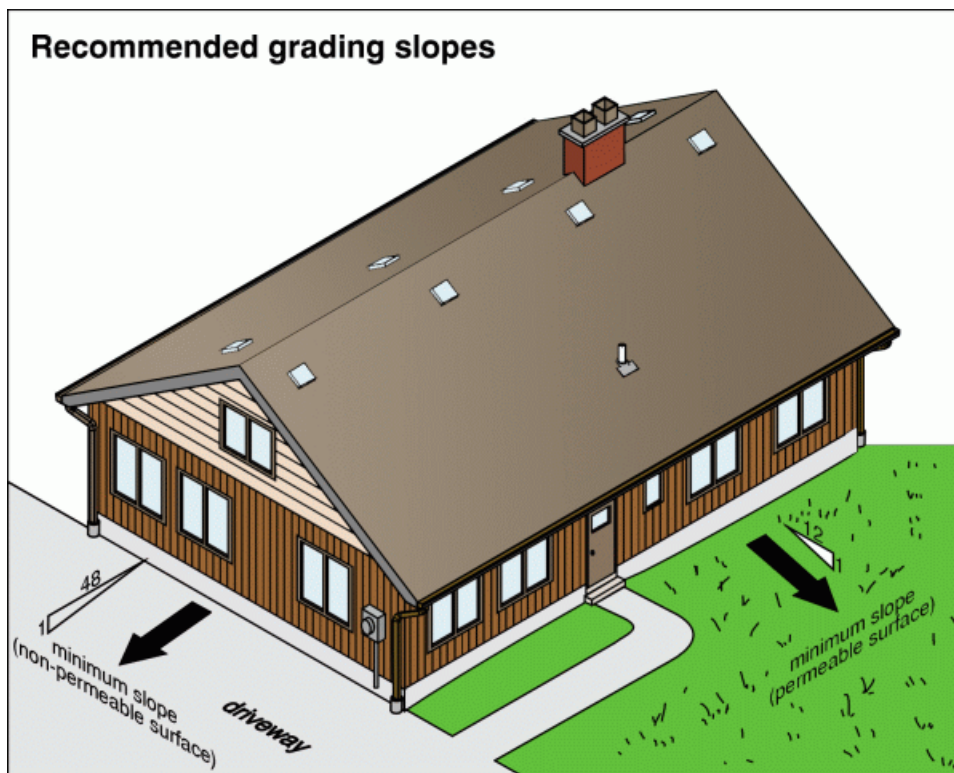
Improper grading at multiple areas around the house causing water ponding next to the foundation. The inspector recommends repair to prevent structural damage.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Exterior

Task: Repair

Time: As soon as possible



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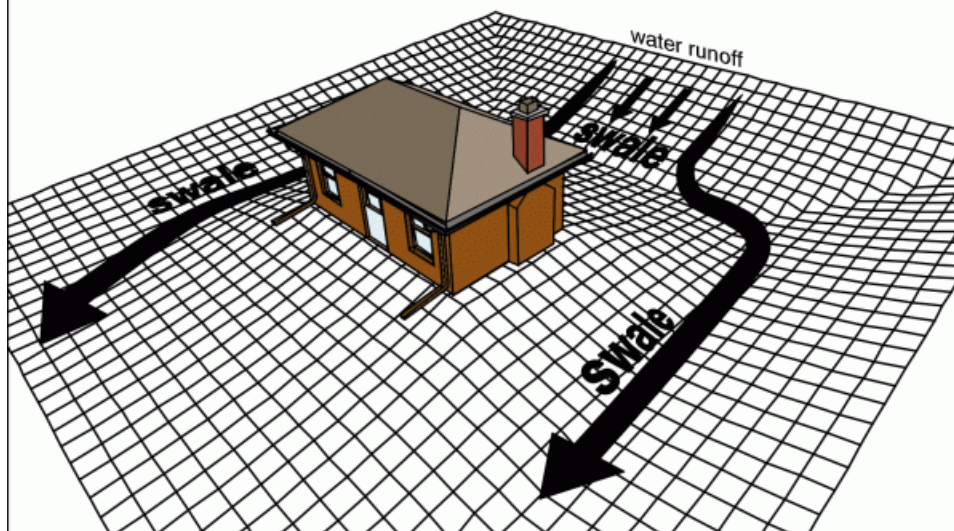
PLUMBING

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Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation



38. Improper slope or drainage



39. Improper slope or drainage



40. Improper slope or drainage

GARAGE \ Vehicle door operators (openers)

11. Condition: • [Fails to auto reverse](#)

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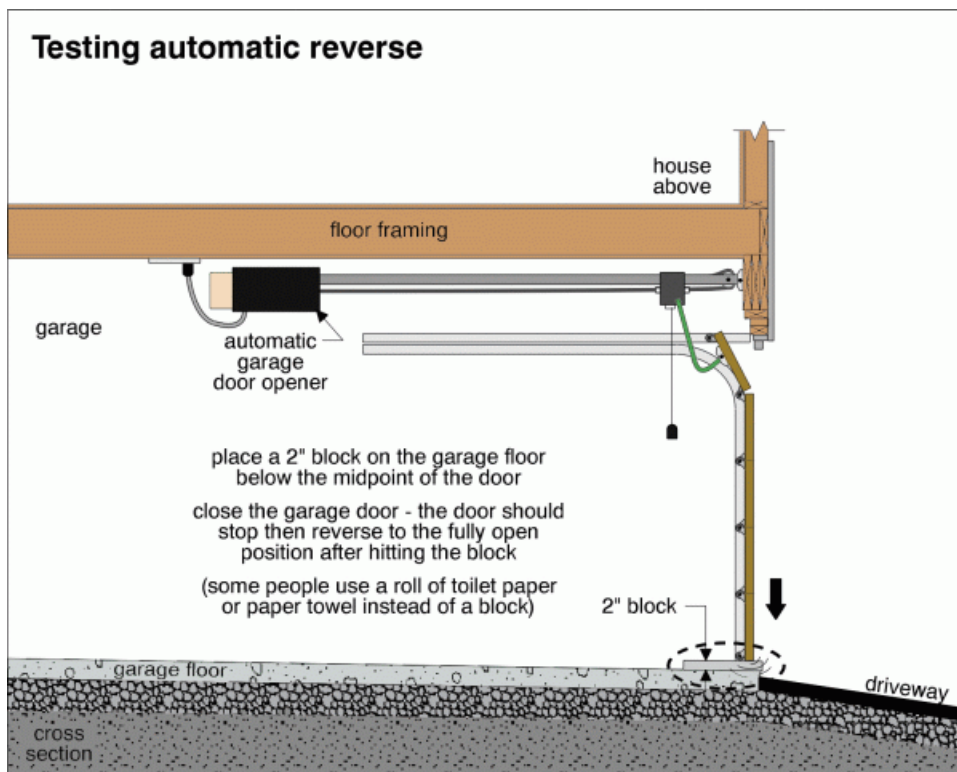
The garage door opener failed to auto reverse when tested.

Implication(s): Physical injury

Location: Garage

Task: Repair

Time: As soon as possible



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41. Fails to auto reverse

12. Condition: • Photoelectric sensor more than 6 inches above the floor

The photoelectric sensors should be installed within 6" of the ground, recommend correction for safety.

Location: Garage

Task: Repair

Time: As soon as possible



42. Photoelectric sensor more than 6 inches...

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Description

Type of Foundation(s): • [Poured concrete](#) • Slab-on-grade

Foundation Performance Opinion: • Performing as intended

Roof Structures and Attics Viewed From: • The attic

Configuration: • [Slab-on-grade](#)

Foundation material: • [Poured concrete](#)

Roof and ceiling framing:

• Rafters/ceiling joists



43. Rafters/ceiling joists



44. Rafters/ceiling joists



45. Rafters/ceiling joists



46. Rafters/ceiling joists

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47. Rafters/ceiling joists



48. Rafters/ceiling joists



49. Rafters/ceiling joists



50. Rafters/ceiling joists



51. Rafters/ceiling joists



52. Rafters/ceiling joists



53. Rafters/ceiling joists



54. Rafters/ceiling joists

Limitations

General: • No evidence of significant distress was observed. Inspector is not a structural engineer. If further investigation is desired consult a structural engineer prior to closing. • Plumbing, HVAC or other components located within or under slab are not accessible and therefore are not inspected.

Inspection limited/prevented by: • Ceiling, wall and floor coverings • New finishes/paint • Insulation

Attic/roof space: • Entered but access was limited

Deficiencies

FOUNDATIONS \ General notes

13. Condition: • [Settled](#)

The foundation is settled and has elevation changes that appear to be within tolerance. Interior cracking ceiling and walls is an indication of structural settlement. The inspector recommends repair to the exterior grading and drainage to prevent structural damage.

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Implication(s): Chance of structural movement

Location: Garage

Task: Repair

Time: As soon as practical



55. Settled



56. Settled

ROOF FRAMING \ Sheathing (roof/attic)

14. Condition: • Water damage

One area of water damage at the roof sheathing in the walk out attic.

Implication(s): Chance of water damage to structure, finishes and contents | Weakened structure

Location: Attic

Task: Repair

Time: As soon as possible

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57. Rafters/ceiling joists



58. Rafters/ceiling joists

Description

Type of Wiring: • [Copper - non-metallic sheathed](#) • [Aluminum - non-metallic sheathed](#)

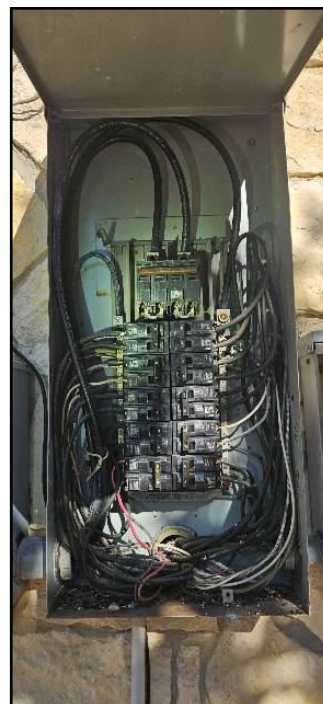
Service size: • [200 Amps \(240 Volts\)](#)

Distribution panel type and location:

- Main electrical panel



59. Main electrical panel



60. Main electrical panel

Auxiliary panel (subpanel) type and location:

- [Breakers - exterior wall](#)



61. Breakers - exterior wall



62. Breakers - exterior wall

• Auxiliary electrical panel



63. Auxiliary electrical panel



64. Auxiliary electrical panel

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • None noted

Limitations

Inspection limited/prevented by: • Restricted access • Insulation

Deficiencies

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

15. Condition: • [Branches / vines interfering with wires](#)

Recommend having the trees trimmed by a qualified contractor

Implication(s): Damage to wire | Electric shock | Interruption of electrical service

Location: Electrical service entrance

Task: Correct

Time: Regular maintenance As soon as possible



65. Branches / vines interfering with wires

SERVICE BOX, GROUNDING AND PANEL \ Service box

16. Condition: • [Unprotected openings](#)

One unprotected opening at the first floor HVAC disconnect.

Implication(s): Electric shock

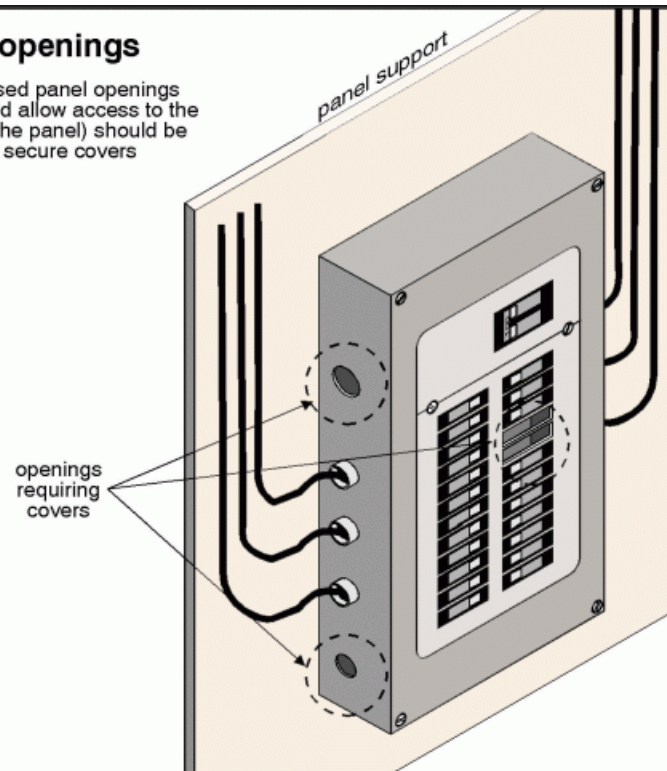
Location: First floor HVAC disconnect

Task: Repair by a qualified electrical contractor

Time: As soon as possible

Panel openings

any exposed panel openings (that would allow access to the inside of the panel) should be fitted with secure covers



66. Unprotected openings

SERVICE BOX, GROUNDING AND PANEL \ System grounding

17. Condition: • [Box not bonded to ground](#)

No visible bonding in the main electrical panel.

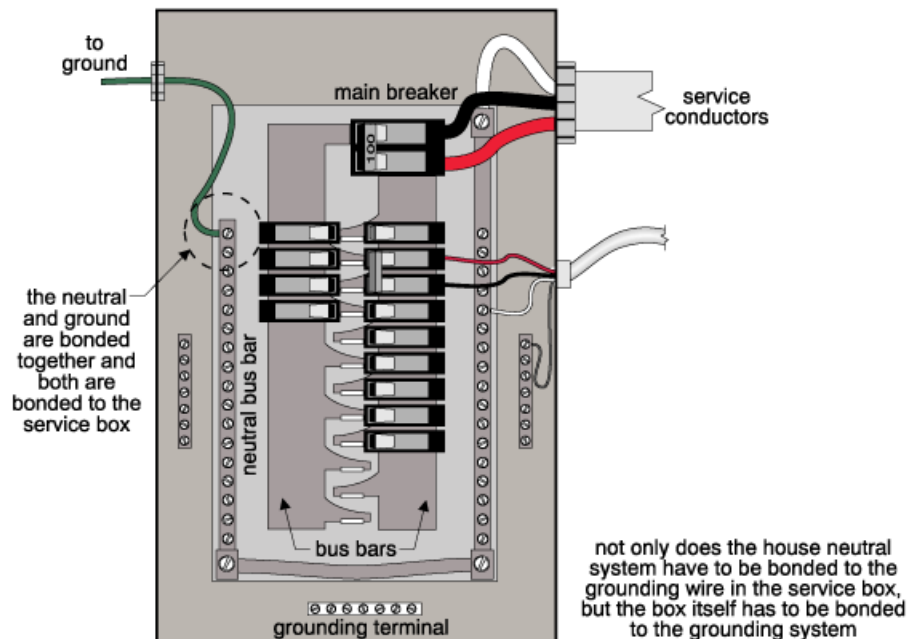
Implication(s): Electric shock

Location: Main electrical panel

Task: Repair by a qualified electrical contractor

Time: As soon as possible

Bond service box to ground





67. Box not bonded to ground

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

18. Condition: • [Circuits not labeled](#)

The main electrical panel is not labeled. Recommend having a licensed electrician label all breakers

Implication(s): Nuisance

Location: Main electrical panel

Task: Label

Time: As soon as possible



68. Circuits not labeled

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

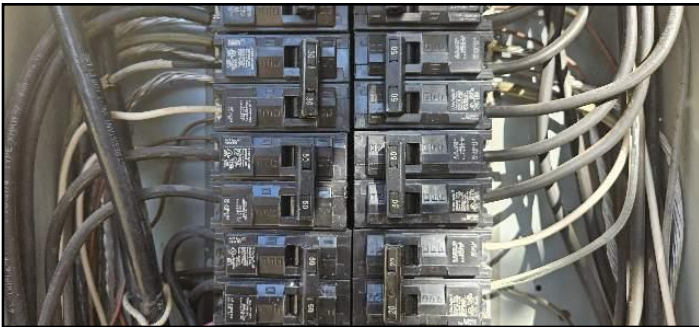
19. Condition: • White wires connected to breakers not identified as hot/live/ungrounded

White wires not identified as hot in the electrical panel. White wires may be used as hot wires long as they are identified as hot.

Location: Electrical panels

Task: Repair by a qualified electrical contractor

Time: As soon as possible



69. White wires connected to breakers not id



70. White wires connected to breakers not id

20. Condition: • The auxiliary panel neutral wire decreases in size and is not landed on a neutral bus bar inside the panel. Recommend repair by a qualified electrical contractor

Implication(s): Safety hazard

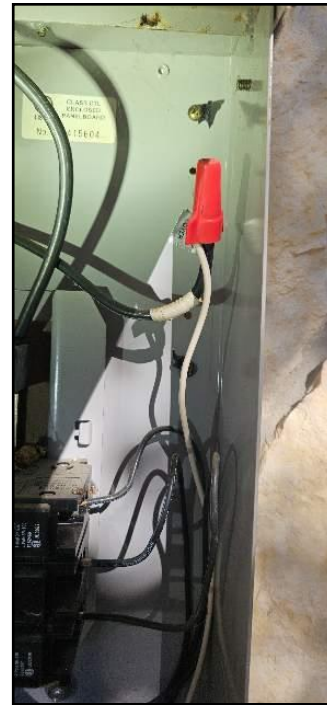
Location: Auxiliary electrical panel

Task: Repair by a qualified electrical contractor

Time: As soon as possible



71. Non standard installation of the neutral wire



72. Non standard installation of the neutral wire

DISTRIBUTION SYSTEM \ Outlets (receptacles)

21. Condition: • [Open neutral](#)

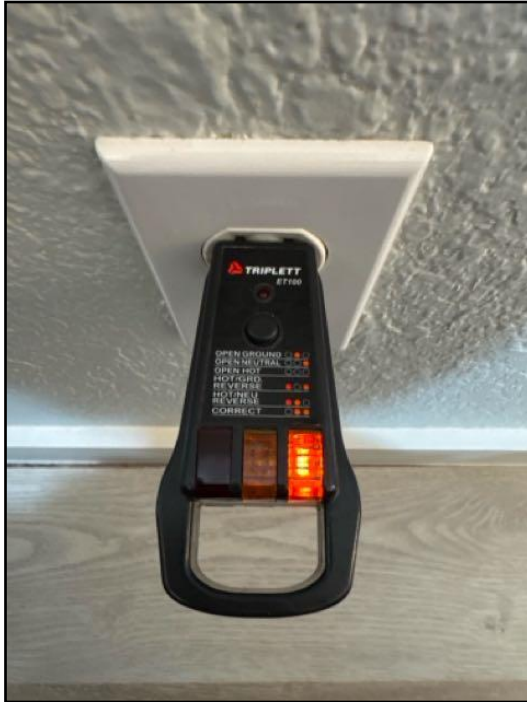
One open neutral at the living room.

Implication(s): Electric shock

Location: Living room

Task: Repair by a qualified electrical contractor

Time: As soon as possible



73. Open neutral



74. Open neutral

22. Condition: • AFCI needed (Arc Fault Circuit Interrupter)

Arc fault protection became required in 2008, this house was built prior to this standard.

Implication(s): Fire hazard

Location: Throughout

Task: Upgrade by a qualified electrical contractor

Time: As soon as practical

23. Condition: • Receptacle within 5 ½ feet of floor not tamper resistant

Current standards call for the installation of "tamper-resistant receptacles". This home was built prior to this standard.

Location: Throughout

Task: Repair by a qualified electrical contractor

Time: As soon as possible

DISTRIBUTION SYSTEM \ GFCI (Ground Fault Circuit Interrupter) protection not noted at

24. Condition: • Bathroom

One receptacle in the master bathroom was not GFCI protected

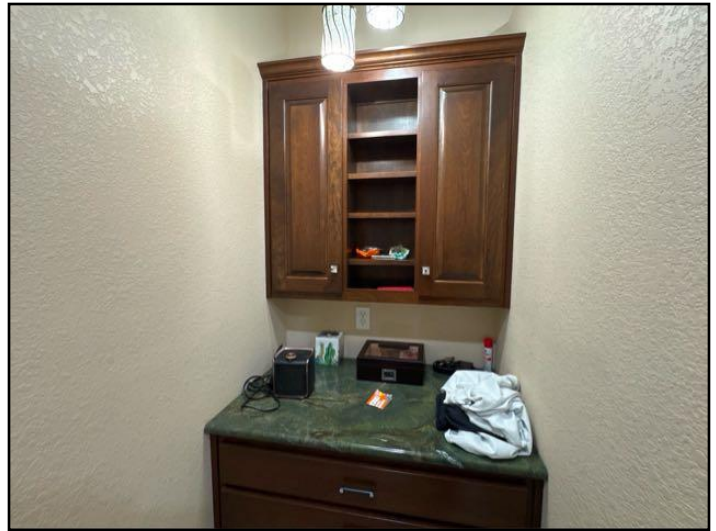
Location: Master Bathroom

Task: Repair

Time: As soon as possible



75. Bathroom GFCI missing



76. Bathroom GFCI missing

25. Condition: • Dishwasher

No GFCI protection at the dishwasher receptacles, this house was built prior to the standards.

Location: Kitchen

Task: Upgrade by a qualified electrical contractor

Time: As soon as possible

26. Condition: • Garage

No GFCI protection at the garage receptacles.

Location: Garage

Task: Repair by a qualified electrical contractor

Time: As soon as possible



77. Garage GFCI missing



78. Garage GFCI missing

DISTRIBUTION SYSTEM \ Lights

27. Condition: • Exposed to mechanical damage (No cage or protective lens)

Implication(s): Glass breaking | Physical injury

Location: Attic

Task: Repair

Time: As soon as possible



79. Exposed to mechanical damage (No cage or...

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

28. Condition: • More than 10 years old

Smoke detectors are designed to turn yellow after 10 years indicating that they should be replaced.

Implication(s): Life safety hazard

Location: Throughout

Task: Replace

Time: As soon as possible



80. More than 10 years old

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

29. Condition: • Missing

Carbon monoxide alarms should be installed when there is gas appliances, fireplace, or a attached garage.

Location: Throughout

Task: Provide

Time: As soon as possible

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Description

Type of Systems: • [Heat pump](#)

Energy Sources: • [Electricity](#)

Heating system type:

- Heat pump operative



81. Heat pump operative



82. Heat pump operative

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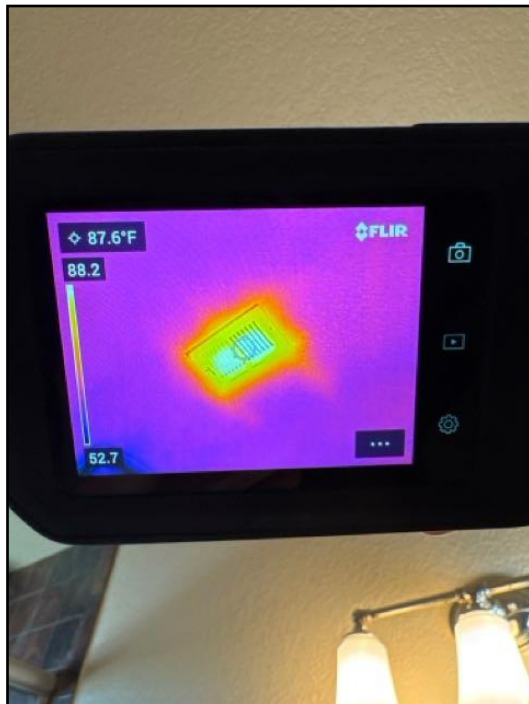
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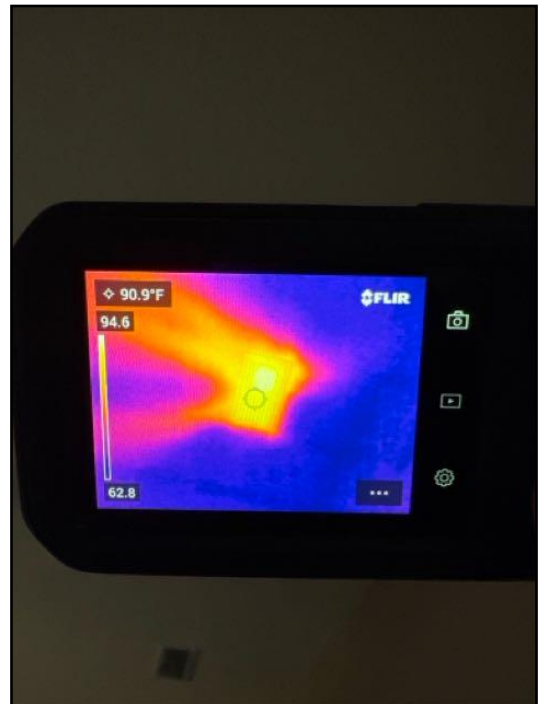
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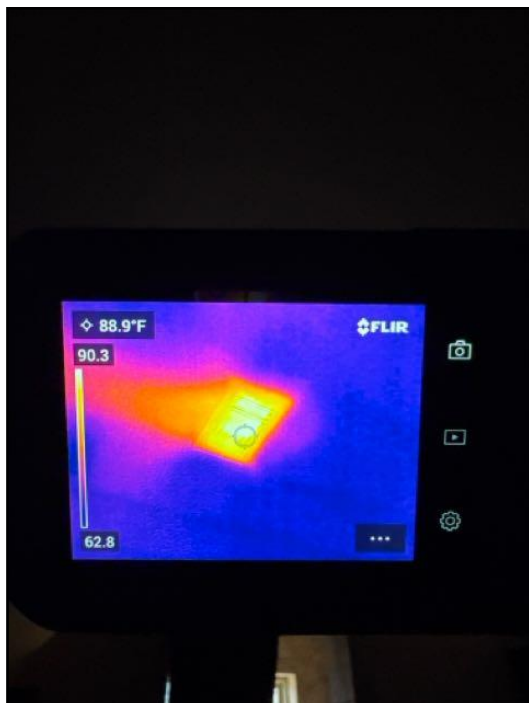
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83. Heat pump operative



84. Heat pump operative



85. Heat pump operative



86. Heat pump operative

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87. Heat pump operative

Deficiencies

CHIMNEY AND VENT \ Inspect/sweep chimney

30. Condition: • [Inspect \(and/sweep if needed\) before using](#)

The fireplace flue is dirty, recommend cleaning/sweeping.

Implication(s): Fire hazard

Location: Living Room

Task: Clean

Time: Regular maintenance



88. Inspect chimney, and sweep, if needed befor...

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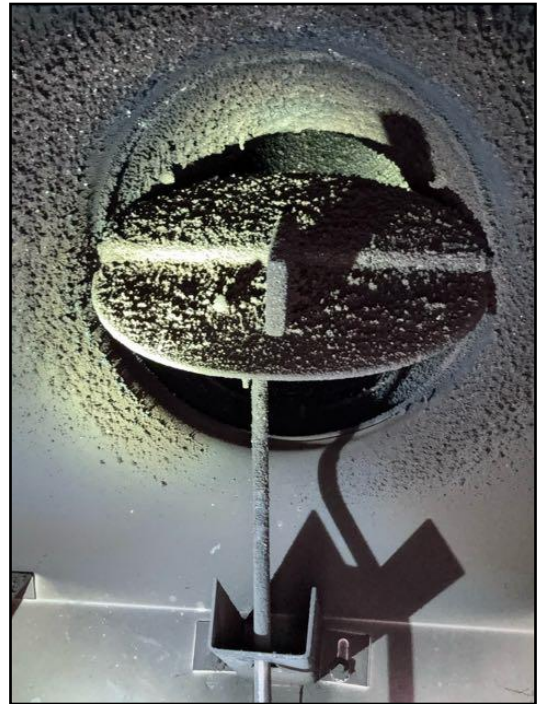
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89. Inspect chimney, and sweep, if needed befor...

FIREPLACE \ Firebox

31. Condition: • [Cracked masonry or refractory](#)

Cracking at the fireplace firebox.

Implication(s): Hazardous combustion products entering home | Fire hazard

Location: Fireplace

Task: Repair

Time: As soon as possible

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90. Cracked masonry or refractory

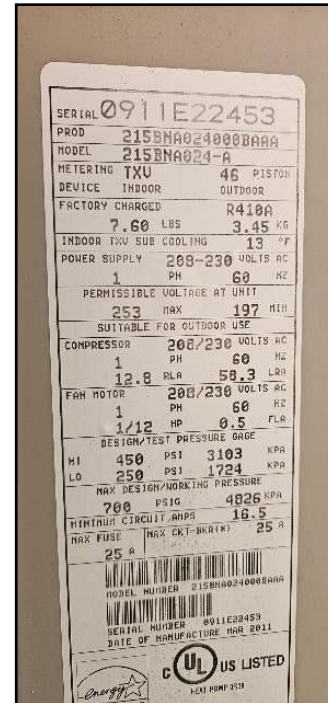
Description

General:

- HVAC data plate
- 2011 Bryant air conditioner 2-ton unit Max breaker 25 amps



91. 2011 Bryant air conditioner 2-ton unit



92. HVAC data plate

- HVAC data plate
- 2011 Air conditioner 4-ton unit Max breaker 50 amps

COOLING & HEAT PUMP

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93. 2011 Air conditioner 4-ton unit



94. HVAC data plate

Type of Systems: • Central air

Location of the thermostat for the cooling system:

- Hallway
- Second Floor



95. Second Floor

COOLING & HEAT PUMP

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Limitations

General: • Home inspectors cannot typically access or inspect the indoor coil

Inspection limited/prevented by: • Cooling systems are not operated when the outdoor temperature is below 60°F

Deficiencies

AIR CONDITIONING \ Condensate system

32. Condition: • No drain/safety pan installed at the HVAC equipment.

Location: HVAC equipment

Task: Repair by a qualified HVAC contractor

Time: As soon as possible



96. No drain/safety pan installed at the HVAC...

AIR CONDITIONING \ Refrigerant lines

33. Condition: • HVAC refrigerant Insulation deteriorated, Maintenance item, recommend replacement.

Deteriorated insulation at the HVAC refrigerant line at the first floor air handler

Location: Exterior

Task: Repair

Time: Regular maintenance

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97. HVAC refrigerant Insulation deteriorated,...

INSULATION AND VENTILATION

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Description

Approximate Average Depth of Insulation: • 10 inches

Attic/roof ventilation: • [Gable vent](#)

Limitations

Inspection limited/prevented by lack of access to: • Walls, which were spot checked only

Attic inspection performed: • By entering attic, but access was limited

Deficiencies

ATTIC/ROOF \ Pull-down stairs/ladder

34. Condition: • Plywood not fire rated

No visible fire rating/stamp at the attic pulldown stairs. This house was built prior to this standard.

Implication(s): Increased fire hazard

Location: Garage

Task: Repair

Time: As soon as possible



98. Plywood not fire rated

Description

Location of Main water supply valve: • Well house

Static water pressure reading:

- [40 psi](#)



99. 40 psi

Type of supply piping material: • Copper • PEX

Type of drain piping material: • PVC plastic

Water Heating Energy Source: • [Electric](#)

Water Heating Capacity: • [50 gallons](#)

Supply piping in building: • [Copper](#) • PEX (cross-linked Polyethylene)

Main water shut off valve at the: • Meter

Water heater type:

- Water heater data plate
- 2023 Rheem 50 gallon electric water heater



100. 2023 Rheem 50 gallon electric water heater



101. Water heater data plate

Water heater fuel/energy source: • [Electric](#)

Water heater tank capacity: • 50 gallons

Limitations

General: • Most water distribution pipes were not visible due to wall, floor and ceiling coverings. • While some water was run down the drains, this cannot simulate the waste flows characteristic of full occupancy. Unless specified, fixtures and vessels were not filled to capacity for leak testing in order to prevent inadvertent water damage to the property. This means that some leaks may go undetected. Comprehensive water leak testing, including hydrostatic testing, is available from licensed plumbers, but typically takes 24 hours. Such testing is recommended in older homes (40+ years), homes with previous foundation repair and homes with evidence of poor foundation performance.

The inspector recommends having the plumbing drains fully evaluated by a licensed plumber before the close of the real estate transaction.

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested

Not included as part of a building inspection: • Washing machine connections

Deficiencies

WATER HEATER \ Tank

35. Condition: • Safety pan and drain missing

No safety pan/drain installed on the water heater. All water heaters should have a safety pan with a drain that terminates to the exterior of the home.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Water heater

Task: Repair

Time: As soon as possible



102. Safety pan and drain missing

WASTE PLUMBING \ Drain piping - installation

36. Condition: • [Nonstandard materials and patches](#)

Flexible drain piping is prone to clogging and leakage.

Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building

Location: Master & Hallway bathroom

Task: Repair

Time: As soon as possible

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USEFUL LINK

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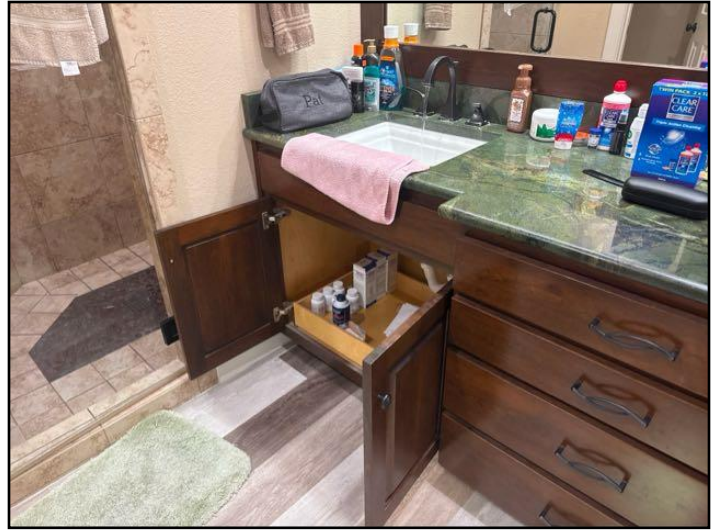
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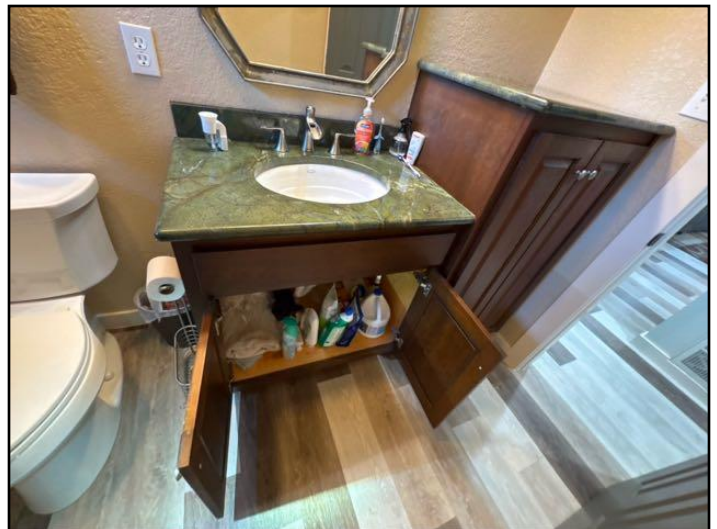
103. Nonstandard materials and patches



104. Nonstandard materials and patches



105. Nonstandard materials and patches



106. Nonstandard materials and patches

WASTE PLUMBING \ Drain piping - performance

37. Condition: • Slow drains

One sink at the second floor bathroom sink drained slowly at the time of the inspection.

Location: Second Floor Bathroom

Task: Repair

Time: As soon as possible



107. *Slow drains*

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

38. Condition: • [Backflow prevention missing](#)

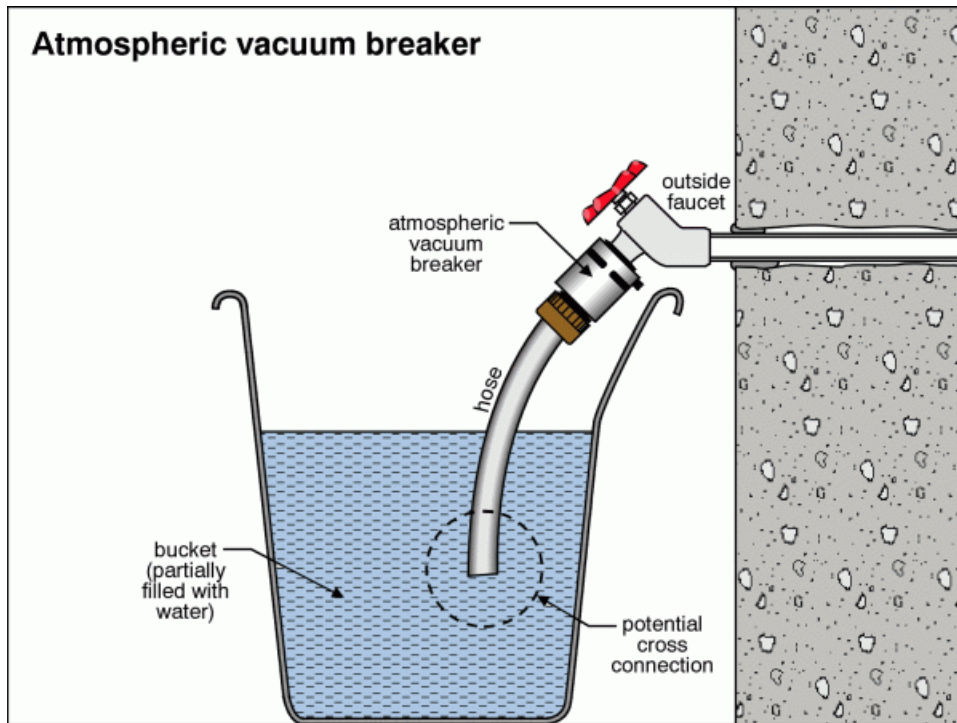
No backflow prevention devices installed on the outdoor hose bibs

Implication(s): Contaminated drinking water

Location: Various

Task: Provide

Time: As soon as possible



FIXTURES AND FAUCETS \ Faucet

39. Condition: • [Drip, leak](#)

Leak at the faucet handle at the master bathroom

Implication(s): Chance of water damage to structure, finishes and contents

Location: Right sink master bathroom

Task: Repair

Time: As soon as possible



108. Drip, leak

FIXTURES AND FAUCETS \ Bathtub enclosure

40. Condition: • [Grout loose, missing or deteriorated](#)

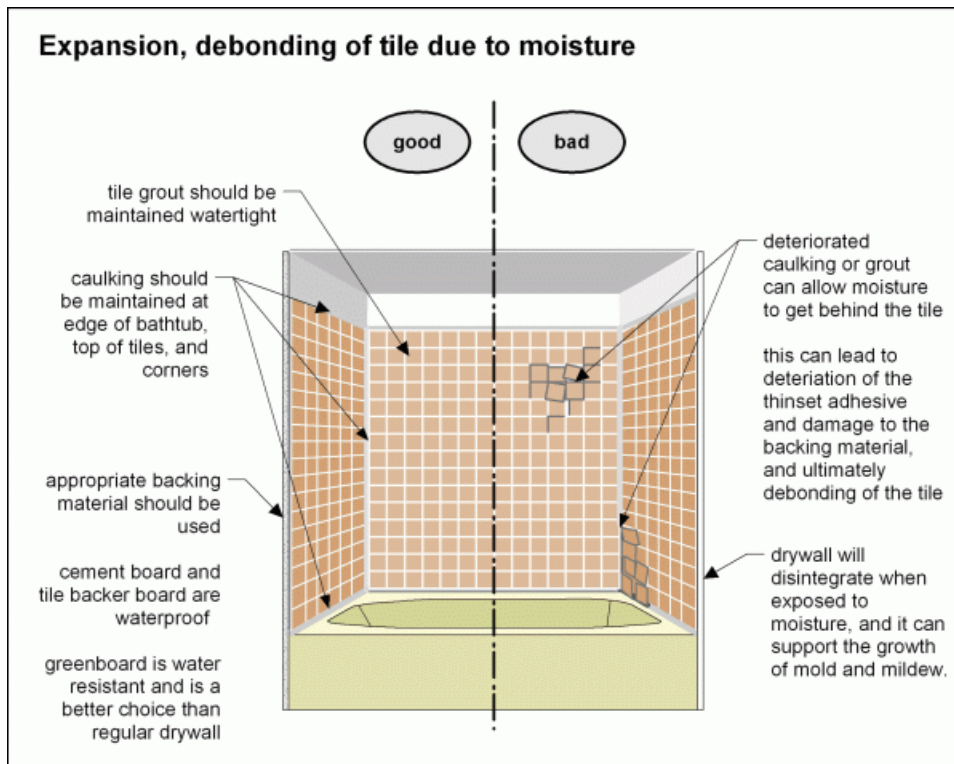
Deteriorated grout at the hallway bathroom shower

Implication(s): Chance of water damage to structure, finishes and contents

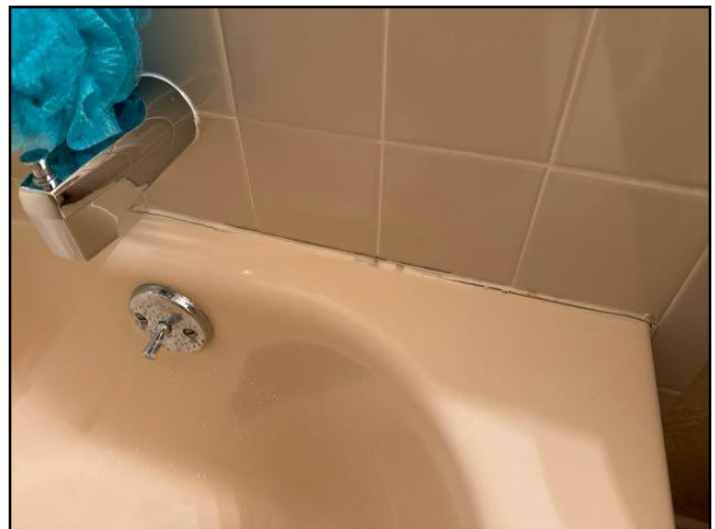
Location: Hallway Bathroom

Task: Repair

Time: As soon as possible



109. Grout loose, missing or deteriorated



110. Grout loose, missing or deteriorated

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111. Grout loose, missing or deteriorated



112. Grout loose, missing or deteriorated

FIXTURES AND FAUCETS \ Toilet

41. Condition: • [Loose](#)

The hallway bathroom toilet was loose

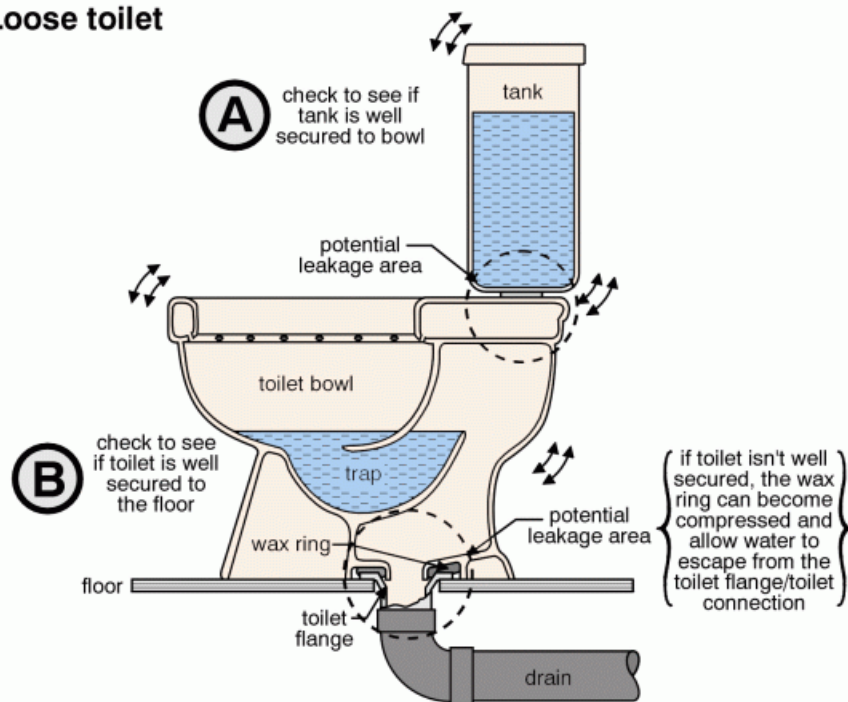
Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

Location: Hallway Bathroom

Task: Repair

Time: As soon as possible

Loose toilet



113. Loose

Description

Appliances:

- Microwave operative



114. Microwave operative

- Oven operative



115. Oven operative

- Range operative

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116. Range operative

- Dishwasher operative



117. Dishwasher operative

- Waste disposer operative



118. Waste disposer operative

Limitations

Inspection limited/prevented by: • Casa Lago does not inspect for MOLD, MILDEW, FUNGUS and / or SPORES as a part of the standard Texas Real Estate Commission Inspection, UNLESS a separate mold inspection has been ordered PRIOR to date of Standard Home Inspection. If conditions of water penetration and / or migration are reported, it is assumed that conditions can and may exist that would support MOLD, MILDEW, FUNGUS and / or SPORES. While the condition of water penetration and / or migration, if visible and accessible, would be reported to the consumer, the condition of MOLD, MILDEW, FUNGUS and / or SPORES would not be tested, or inspected for. Mold inspections are separate inspections, and require a licensed Mold specialist to comment on, and test for, and report on the presence/absence of Mold, Mildew, Fungus, and spores. • The condition of the inside of a dryer vent pipe cannot be fully determined during a visual non-invasive inspection; therefore it is recommended that the dryer vent system be cleaned and serviced for safety.

Not included as part of a building inspection: • Cosmetic issues • Aesthetics or quality of finishes

Cosmetics: • No comment offered on cosmetic finishes

Deficiencies

WALLS \ Plaster or drywall

42. Condition: • [Water damage](#)

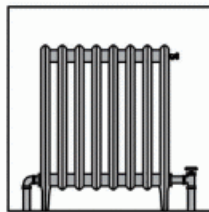
Water damage at the first floor HVAC closet. No moisture present at the time of the inspection.

Location: First floor HVAC closet

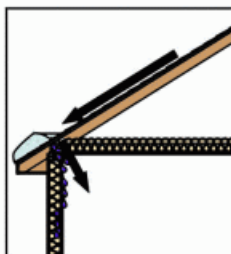
Task: Repair

Time: As soon as possible

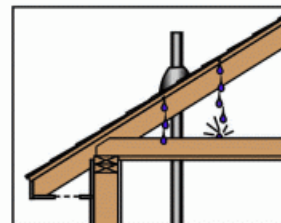
Sources of interior water damage



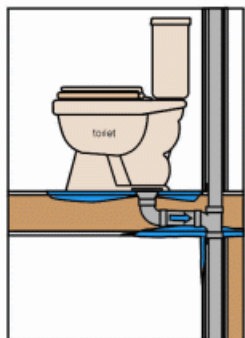
heating leaks



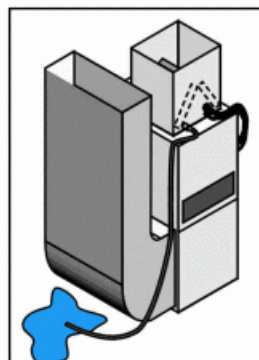
ice damming and condensation



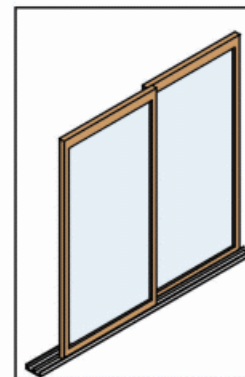
roof or flashing leaks



plumbing leaks



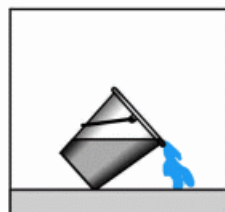
air conditioning leaks



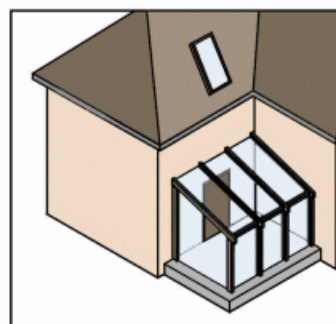
door leaks



melting snow



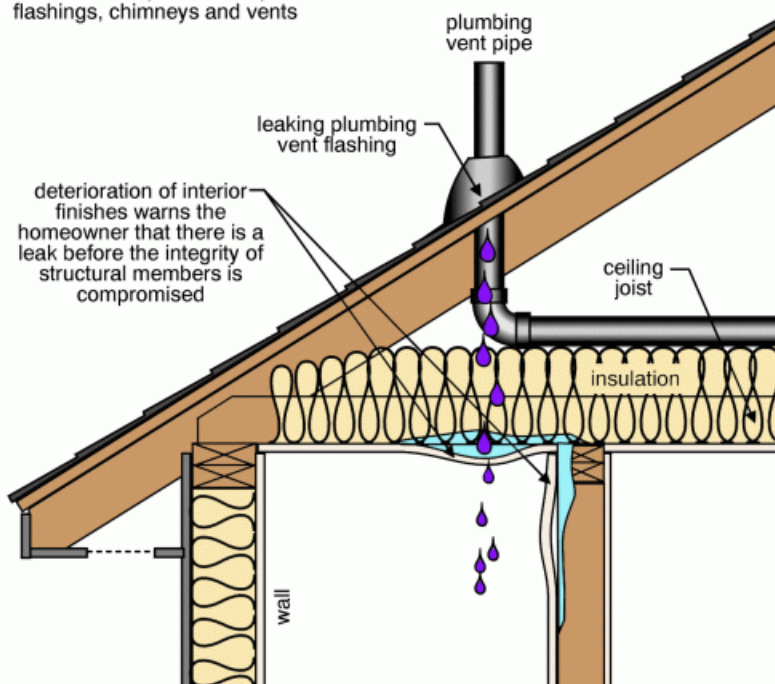
accidental spills



wall, window, solarium and skylight leaks

Common locations for water damage

water damage to walls is common below windows, bathrooms, roof flashings, chimneys and vents



119. Water damage



120. Water damage

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121. Water damage

GARAGE \ Door between garage and living space

43. Condition: • [No self closer](#)

There is no self-closer installed on the garage man door.

Implication(s): Hazardous combustion products entering home

Location: Garage

Task: Repair

Time: As soon as possible

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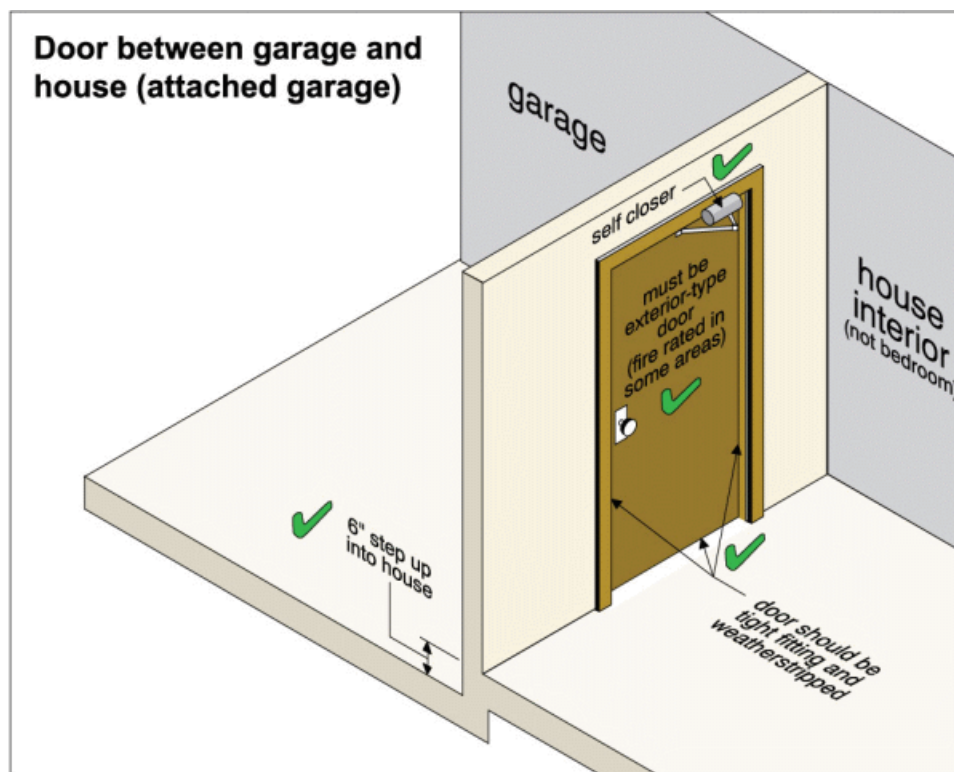
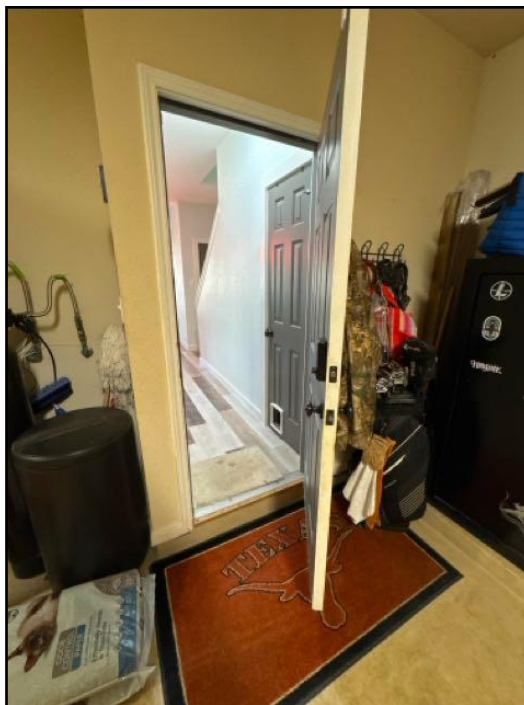
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122. No self closer

APPLIANCES \ Dishwasher

44. Condition: • Backflow prevention high loop missing

No high loop at the dishwasher to prevent backflow of water into the dishwasher or water siphoning out during operation

Implication(s): Back-flow of water into the dishwasher, possibly contaminating dishes

Location: Kitchen

Task: Repair

Time: As soon as possible



123. Backflow prevention high loop missing

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS